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GREATER METROPOLITAN TITLE, LLC
120 S. LaSALLE STREET, SUITE 1720
CHICAGO, IL 60603
FILE# 16-028741



Doc#: 1619616004 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/14/2016 10:47 AM Pg: 1 of 3


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RECORDING COVER SHEET

DOCUMENT TYPE: TRUSTEE'S DEED (ILLINOIS)

REAL ESTATE TRANSFER TAX 13-Jul-2016

	CHICAGO:	2,662.50
	CTA:	1,065.00
	TOTAL:	3,727.50 *

17-17-105-070-1071 | 20160701630906 | 0-044-309-824


* Total does not include any applicable penalty or interest due.

Prepared by:

Harry Missirlian & Associates, Ltd.,
Suite 309
9933 Lawler Avenue
Skokie, IL 60077

Mail to:
Ivan Puljic
Gaines & Puljic, Ltd.
10 S. LaSalle St
Chicago, IL 60603

REAL ESTATE TRANSFER TAX 13-Jul-2016

		COUNTY:	177.50
		ILLINOIS:	355.00
		TOTAL:	532.50

17-17-105-070-1071 | 20160701630906 | 0-790-359-360

RECORDED

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16-0287 11
GREATER METROPOLITAN TITLE INC
147 S. LaSALLE STREET
SUITE 1720
CHICAGO, IL 60603

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TRUSTEE'S DEED
(Illinois)

THIS INDENTURE, made this 26th day of June, 2016 between **MATHEW T. RZEPECKI and LEIGH C. RZEPECKI**, duly authorized to accept and execute trusts within the State of Illinois, NOT PERSONALLY BUT AS TRUSTEE under a certain trust agreement dated October 24, 2014, and known as the **Mathew and Leigh Rzepecki Declaration of Trust dated October 24, 2014** of 1085 Warren Lane, Vernon Hills, Illinois 60061 GRANTORS and **NANCY ESTRADA and RICARDO ESTRADA** married to each other, and **NADIA ESTRADA** a single person and not party to a civil union, **not as tenants in common but as Joint Tenants forever, GRANTEES**

WITNESSES: That said Grantors in consideration of the sum of Ten Dollars (\$10.00), receipt of whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee, and of every other power and authority the Grantors hereunto enabling, does hereby convey and Quit Claim unto the Grantee, in fee simple, the following described real estate situated in the County of Cook, State of Illinois to Wit:

PARCEL ONE: UNIT 612 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE METRO CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED MAY 30, 2003 AS DOCUMENT NO. 0315027090, AS AMENDED FROM TIME TO TIME, IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE NO. 120, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NO. 0315027090, AS AMENDED FROM TIME TO TIME.

PARCEL THREE: EASEMENT FOR THE BENEFIT OF PARCELS ONE AND TWO FOR INGRESS AND EGRESS AS CONTAINED IN DECLARATION RECORDED AS DOCUMENT NO. 0315034085. COMMON ADDRESS: 1200 W. Monroe St., #612, Chicago, IL 60607 PIN: 17-17-105-070-1071

COMMON ADDRESS: 1200 West Monroe Street, Unit 612, Chicago, Illinois 60607 PIN: 17-17-105-070-1071

Together with the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining. TO HAVE AND TO HOLD, the same unto said party of the second part and to the proper use, benefit and behoove, forever, of said party of the second part.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said trust agreement above mentioned, and of every other power and authority thereunto enabling.

This deed is made **SUBJECT TO**: General real estate taxes payable at the time of Closing; Covenants, conditions and restrictions of record; Building lines and easements; Acts done by or suffered through Buyer, Terms, provisions covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; Public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; Party wall rights and agreements; Limitations and conditions imposed by the Condominium Property Act; Installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs; And hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, the Grantors, as trustees as aforesaid, hereunto set their hands and seals the day and year first above written.

Dated this 26th day of June, 2016.

Mathew T. Rzepecki TRUSTEE
MATHEW T. RZEPECKI, as Trustee as aforesaid

Leigh C. Rzepecki Trustee
LEIGH C. RZEPECKI, as Trustee as aforesaid

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said State and County, in the State aforesaid, **CERTIFY THAT, MATHEW T. RZEPECKI and LEIGH C. RZEPECKI**, not individually, but as Trustees of a certain trust agreement dated October 24, 2014, and known as the **Mathew and Leigh Rzepecki Declaration of Trust dated October 24, 2014**, is personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.*

Given under my hand and notarial seal, this 26th day of June, 2016.



Notary Public

Commission Expires: 8/3/16



PROPERTY ADDRESS: 1200 West Monroe, Unit 612, Chicago, Illinois 60607
PIN: 17-17-105-070-1071

NOTE: MATHEW T. RZEPECKI and LEIGH C. RZEPECKI, as Trustees, have not resigned nor been removed and are currently acting Trustee of the Trust and that the Trust Agreement has not been revoked or amended and is in full force and effect as of the date of execution of the instrument, and that the Trustees have the authority to convey the premises in question pursuant to the applicable provision of the Trust Agreement.

This instrument was prepared by:
Harry Missirlian & Associates, Ltd., Ste. 309, 9933 Lawler Ave., Skokie, IL 60077

AFTER RECORDING MAIL TO
Attorney: Mr. Ivan Puljic,
Gaines & Puljic, Ltd.
10 South LaSalle Street
Chicago, Illinois 60603-1024

MAIL TAX BILLS TO: NAME
and ADDRESS OF TAXPAYER:
Nancy Estrada, Ricardo Estrada
and Nadia Estrada
1200 West Monroe, Unit 612
Chicago, Illinois 60607