

UNOFFICIAL COPY

TRUSTEE'S DEED

16206787



Doc# 1627746050 Fee \$40.00
RHSP Fee:\$9.00RPRF Fee \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/03/2016 02:51 PM Pg: 1 of 2

Above Space for Recorder's Use Only

THIS INDENTURE, made this 12th day of September, 2016 by William Nicholas Warwik, as Trustee of The Warwik Living Trust dated January 21, 2010 hereinafter referred to as Grantor, and Kathleen M. Bigos, hereinafter referred to as Grantee:

WHEREAS, Grantor is the duly acting Trustee of The Warwik Living Trust dated January 21, 2010, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantor, not individually but as such Trustee, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to:


Kathleen Bigos
^

pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as 267 East Railroad Avenue, Unit 106, Bartlett, IL 60103, legally described as:

PARCEL 1: UNIT 106 IN THE BARTLETT TOWN CENTER BUILDING 1 CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 5, 6 AND 8 IN BARTLETT TOWN CENTER SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, BOTH IN TOWNSHIP 41 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0431427070 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 28 AND AREA "E" STORAGE, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0431427070.

PARCEL 3: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE

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DECLARATION OF EASEMENTS AND COVENANTS AND MAINTENANCE AGREEMENT FOR BARTLETT TOWN CENTER RECORDED AS DOCUMENT NUMBER 0431427069.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2016 and subsequent years.

Permanent Index Number: 06-35-315-071-1006

Address(es) of Real Estate: 267 East Railroad Avenue, Unit 106, Bartlett, IL 60103

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustee, in and to the premises.

IN WITNESS WHEREOF, Grantor, not individually, but as Trustee aforesaid, has hereunto set hand and seal the day and year first above written.

William Nicholas Warwik, as Trustee of The Warwik Living Trust dated January 21, 2010

STATE OF ILLINOIS)
) ss
COUNTY OF Cook)

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that William Nicholas Warwik, as Trustee of The Warwik Living Trust dated January 21, 2010 personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said instrument as such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 12 day of September 2016

Commission expires

NOTARY PUBLIC

This instrument was prepared by: Thomas E. Sammons, Attorney at Law, 502 N. Plum Grove, Palatine, IL 60067

MAIL TO:
Dennis M. Nolan, ESQ
221 W. Railroad Ave
Bartlett, IL 60103

SEND SUBSEQUENT TAX BILLS TO:
Kathleen Bigos
267 East Railroad Avenue, Unit 106
Bartlett, IL 60103

THE VILLAGE OF BARTLETT
REAL ESTATE TRANSFER TAX
9-23-16 mm
030745 \$570.00

REAL ESTATE TRANSFER TAX		27-Sep-2016
COUNTY:	95.00	
ILLINOIS:	190.00	
TOTAL:	285.00	
06-35-315-071-1006 20160901658102 0-359-098-176		