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1704141029D

Doc# 1704141029 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/10/2017 11:09 AM PG: 1 OF 2

This instrument prepared by:

Picklin & Lake
5215 Old Orchard Road, Suite 220
Skokie, IL 60077

Mail future tax bills to:

MIYATA TEITEL
720 CREEKSIDE #201
MT. PROSPECT, IL 60056

Mail this recorded instrument to:

EDWARD S. LIPSKY
355 W. DUNDEE RD
BUFFALO GROVE, IL 60089

1601122001602

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TRUSTEE'S DEED

This Indenture, made this 31st day of January, 2017, between John A. Kedroski and Mary E. Kedroski, as Trustees of Trust Agreement known as the Kedroski Family Trust, dated January 29, 2007, party of the first part, and Robert Teitel of 5200 Wilshire Blvd., #607, Los Angeles, California 90036, party of the second part.

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in COOK County, State of Illinois, to wit:

Parcel 1: Unit No. 201-B and the exclusive right to the use of Parking Space No. P-40B and Storage Space No. S-40B, limited common elements, in the Creekside at Old Orchard Condominiums, as delineated on a survey of the following described parcel of real estate: Part of Lots 1 and 2 in the Old Orchard Country Club Subdivision, being a Subdivision of part of the Northwest 1/4 of Section 27 and part of the East 1/2 of the Northeast 1/4 of Section 28, both in Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois; which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded April 8, 1996 as Document No. 96261584, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: Easement for ingress and egress, in favor of Parcel 1, as created by the aforesaid Declaration recorded as Document No. 96261584.

Permanent Index Number(s): 03-27-100-092-1061

Property Address: 720 Creekside Drive, Unit 201, Mt. Prospect, IL 60056

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together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2016 and 2017 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

To Have and To Hold the same unto said party of the second part, and to the proper use, benefit, and behold forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., Ste. 2400
Chicago, IL 60606-4650
Attn: Search Department

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Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

John A. Kedroski
Trustee

Mary E. Kedroski
Trustee

STATE OF ILLINOIS

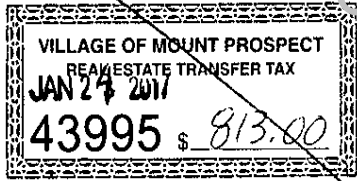
COUNTY OF COOK

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I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that John A. Kedroski and Mary E. Kedroski, as Trustees of Trust Agreement known as the Kedroski Family Trust, dated January 29, 2007, as Trustee(s) aforesaid, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 31st day of January 2017

[Signature]
Notary Public



REAL ESTATE TRANSFER TAX 06-Feb-2017



COUNTY: 135.50
ILLINOIS: 271.00
TOTAL: 406.50

03-27-100-092-1061 | 20170101604676 | 0-750-256-832