

# UNOFFICIAL COPY

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## TRUSTEE'S DEED

Doc#: 1705515102 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/24/2017 11:46 AM Pg: 1 of 2

Dec ID 20170201612463  
ST/CO Stamp 1-088-877-248 ST Tax \$162.00 CO Tax \$81.00

This indenture, made 6<sup>th</sup> day of FEBRUARY, 2017 between **Antonio Vigneri Living Trust dated July 21, 2009**, party of the first part, and **MARLENE RYBAK AND KATHLEEN RYBAK**, parties of the second part,

17PST2016034RM

WITNESSETH, that said party of the first part for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, do hereby CONVEY and WARRANT unto said parties of the second part, **MARLENE RYBAK, A SINGLE PERSON AND KATHLEEN RYBAK, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, together with the tenements and appurtenances thereunto belonging, to have and to hold the same unto said parties of the second part, forever, the following described real estate situated in the County of COOK in the State of Illinois, to wit:

\*\*\* SEE ATTACHED LEGAL DESCRIPTION \*\*\*.

Permanent Real Estate Index Number(s): **10-31-100-016-1017**  
Address of Real Estate: **7041 WEST TOUHY AVENUE, #307, NILES, IL 60714**

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 him or her by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling including the release and waiver of the right of homestead.

This deed is made subject to covenants, conditions and restrictions of record, 2016 and subsequent years taxes.

Witness Whereof, said party of the first part has caused his or her hand and seal to be hereto affixed, the day and year above written.

 (SEAL)  
**Antonio Vigneri Living Trust dated July 21, 2009**



STATE OF ILLINOIS, COUNTY OF COOK ss.  
I the undersigned, a Notary Public in and for said County, in the state aforesaid, do certify that **ANTONIO VIGNERI**, is 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 he signed, sealed and delivered the said instrument as his free and voluntary act in his capacity as Trustee, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 6<sup>th</sup> day of February, 2017.

Commission Expires 09/15/19 Notary Public Melissa Topolewski  
This Document Prepared By: Kim R. Denkewalter, 1835 Rohlwing Road, Suite D, Rolling Meadows, IL 60008

**MAIL TO:**  
MARTIN BLUMENTHAL  
1 NORTHFIELD PLAZA, STE 300  
NORTHFIELD, IL 60093

**SEND SUBSEQUENT TAX BILLS TO:**  
MARLENE RYBAK and KATHLEEN RYBAK  
7041 W. TOUHY AVENUE, #307  
NILES, IL 60714

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## LEGAL DESCRIPTION

The land referred to in this Commitment is described as follows:

**Parcel 1:**

Unit 307D in the 7041 Renaissance Condominium as delineated on the survey of the following described parcel of real estate:

That part of Lot 1 in Pontarelli's Renaissance Subdivision being a Subdivision in the Northwest 1/4 of Section 31, Township 41 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded December 31, 1996 as document number 96983057, described as follows:  
Commencing at the Northwest Corner of Said Lot 1, said being on the South Right of Way Line of Touhy Avenue; thence North 90 degrees 00 minutes 00 seconds East along said right of way, 383.61 feet; thence South 00 degrees 00 minutes 00 seconds West, 151.17 feet to the point of beginning; thence North 90 degrees 00 minutes 00 seconds East, 112.33 feet; thence South 00 degrees 00 minutes 00 seconds East 288.56 feet; thence South 90 degrees 00 minutes 00 seconds West, 112.33 feet; thence North 00 degrees 00 minutes 00 seconds W, 288.56 feet to the point of beginning, and also that part of Said Lot 1 in Pontarelli's Renaissance Subdivision described as follows: commencing at the Northwest Corner of Said Lot 1; thence North 90 degrees 00 minutes 00 seconds East, 328.57 feet; thence South 00 degrees 00 minutes 00 seconds West, 206.27 feet to the point of beginning, thence North 90 degrees 00 minutes 00 seconds East, 22.00 feet; thence South 00 degrees 00 minutes 00 seconds E, 11.0 feet; thence South 90 degrees 00 minutes 00 seconds West, 22.00 feet; thence North 00 degrees 00 minutes 00 seconds West, 11.0 feet to the point of beginning, in Cook County, Illinois which survey is attached as Exhibit "A" to the Declaration of Condominium recorded August 11, 1997 as document 97583939 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

**Parcel 2:**

The exclusive right to use of indoor parking spaces P1d and indoor storage spaces S1d as limited common elements as delineated on the survey attached to the Declaration aforesaid recorded as document 97583939.

**Parcel 3:**

Easement for ingress and egress as described in Declaration of Easements, Covenants and Restrictions relating to Renaissance Condominium Master Association recorded March 10, 1997 as document 97185484 as amended from time to time.