

# UNOFFICIAL COPY

## TRUSTEE'S DEED IN TRUST

Doc#: 1706849028 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/09/2017 09:43 AM Pg: 1 of 4

MAIL TO:  
Joseph M. Lucas  
Attorney At Law  
224 W. Main Street  
Barrington, IL 60016

Dec ID 20170201608605  
ST/CO Stamp 0-617-401-024 ST Tax \$174.00 CO Tax \$87.00

NAME & ADDRESS OF TAXPAYER:  
Diane R. Lombardo  
545 S. River Road  
Unit #606  
Des Plaines, IL 60016-8402

### RECORDER'S STAMP

THE GRANTOR, **CHRIS K. PATTERSON-DUEBNER**, As **Successor Trustee of the Mary M. Kammrath Declaration of Trust Dated February 29, 2008**, of Mount Prospect, Illinois, 60056, for and in consideration of **TEN AND NO/100 (\$10.00) DOLLARS**, and other good and valuable considerations in hand paid, and in pursuance of the power and authority vested in the Grantor as said Successor Trustee, and of every other power and authority the Grantor hereunder enabling, **HEREBY CONVEYS AND WARRANTS to DIANE R. LOMBARDO, not individually but as Trustee of the Diane Lombardo Trust Dated the 9<sup>th</sup> day of March 2006, and as amended January 16, 2012, and February 11, 2013**, of 1811 Everett Avenue, Des Plaines, Illinois, 60018, **GRANTEE**, all interest in the following described real estate situated in the County of Cook and State of Illinois, to wit:

#### PARCEL 1:

Unit 606A in the Riverwalk Condominium as delineated on a survey of the following described real estate:

Lots 11 through 31, both inclusive, Lot 32 (except the North 9 feet thereof) all of the East and West Alley lying South of and adjoining Lots 19 and 22, North of and adjoining Lots 20 and 21, Easterly of the Easterly line of Des Plaines Avenue and Westerly of the Westerly line of Chicago Avenue; all of the North and South alley lying Easterly of and adjoining Lots 11 through 19 both inclusive, Westerly of and adjoining Lots 22 through 32 both inclusive, Southerly of the Northerly line of said Lots 11 and 32 extended and North of the South line of said Lots 19 and 22 extended;

All in Lee's Subdivision of Lots 10, 11, 12, and 13 of Hodge's Subdivision in Sections 16 and 7, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 88279710 as amended from time to time, together with its undivided percentage interest in the Common Elements.

#### PARCEL 2:



1 of 1 17NW6124660RM

The exclusive right to the use of Garage Space G78 and Storage Space S51, all as Limited Common Elements as delineated on that Declaration recorded as Document 88279710.

PIN: 09-16-300-118-1086  
Address: 545 S. River Road, Unit 606, Des Plaines, Illinois 60016-8402

DES PLAINES ILLINOIS  
Real Estate Transfer Tax No. 61244  
3/10/17 \$2.00 per \$1,000.00  
545 S RIVER RD # 606  
CITY OF DES PLAINES

# UNOFFICIAL COPY

SUBJECT TO: easements, covenants, conditions and restrictions of record, condominium declaration, rules and regulations, party walls and party wall agreements; any existing or hereafter imposed special tax or assessment, general taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2016; liens or encumbrances caused by the Grantees; and, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This conveyance is made pursuant to the power and authority given to the undersigned Trustee in the Trust and as amended and every other power and authority hereunto enabling.

THE TERMS AND CONDITIONS APPEARING ON THE ADDITIONAL PAGE OF THIS INSTRUMENT ARE MADE A PART HEREOF.


DATED THIS 21<sup>ST</sup> day of FEBRUARY, 2017.

  
CHRIS K. PATTERSON-DUEBNER,  
As Successor Trustee

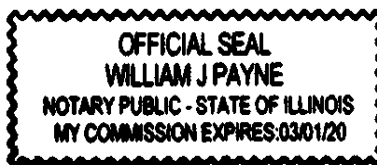
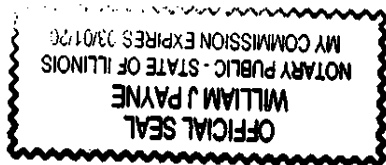
STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF C O O K     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO CERTIFY THAT **CHRIS K. PATTERSON-DUEBNER, As Successor Trustee of the Mary M. Kammrath Declaration of Trust Dated February 29, 2008**, of Mount Prospect, Illinois, 60056, 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 she signed, sealed and delivered the instrument as her free and voluntary act, as such successor trustee for the uses and purposes therein set forth,

Given under my hand and notarial seal, this 21<sup>ST</sup> day of FEBRUARY, 2017.

  
\_\_\_\_\_  
Notary Public

IMPRESS SEAL HERE



Prepared by:  
William J. Payne  
Attorney at Law  
1100 W. Northwest Hwy., #103  
Mount Prospect, IL 60056

# UNOFFICIAL COPY

## TERMS AND CONDITIONS

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, trees, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avail and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

**REAL ESTATE TRANSFER TAX**

08-Mar-2017



COUNTY:	87.00
ILLINOIS:	174.00
<b>TOTAL:</b>	<b>261.00</b>

09-16-300-118-1086

| 20170201608605 | 0-617-401-024

# UNOFFICIAL COPY



CHICAGO TITLE  
COMPANY

## EXHIBIT A

Order No.: 17NW6124660RM

For APN/Parcel ID(s): 09-16-300-118-1086

---

PARCEL 1:

UNIT 606A IN THE RIVER WALK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 11 THROUGH 31, BOTH INCLUSIVE, LOT 32 (EXCEPT THE NORTH 9 FEET THEREOF) ALL OF THE EAST AND WEST ALLEY LYING SOUTH OF AND ADJOINING LOTS 19 AND 22, NORTH OF AND ADJOINING LOTS 20 AND 21, EASTERLY OF THE EASTERLY LINE OF DES PLAINES AVENUE AND WESTERLY OF THE WESTERLY LINE OF CHICAGO AVENUE; ALL OF THE NORTH AND SOUTH ALLEY LYING EASTERLY OF AND ADJOINING LOTS 11 THROUGH 19 BOTH INCLUSIVE, WESTERLY OF AND ADJOINING LOTS 22 THROUGH 32 BOTH INCLUSIVE, SOUTHERLY OF THE NORTHERLY LINE OF SAID LOTS 11 AND 32 EXTENDED AND NORTH OF THE SOUTH LINE OF SAID LOTS 19 AND 22 EXTENDED;

ALL IN LEE'S SUBDIVISION OF LOTS 10, 11, 12, AND 13 OF HODGE'S SUBDIVISION IN SECTIONS 16 AND 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 88279710 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE G78 AND STORAGE SPACE S51, ALL AS LIMITED COMMON ELEMENTS AS DELINEATED ON THAT DECLARATION RECORDED AS DOCUMENT 88279710.