

TRUSTEE'S DEED
(ILLINOIS)

UNOFFICIAL COPY



17079010580

Doc# 1707901058 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/20/2017 12:28 PM PG: 1 OF 3

CT 16PNW122047NB
1/3

THE GRANTOR, Shirley A. David, as Trustee of the Shirley A. David Trust dated August 10, 1985, as to an undivided 1/2 interest and Shirley A. David, as Trustee of the Walter V. David Trust dated August 10, 1985, as to an undivided 1/2 interest for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, convey to Frank Janecek, and SARI JANECK, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY of 1920 Chestnut Ave., Glenview, IL 60025 all interest in the following described real estate commonly known as 2720 Sunflower Court, Glenview, IL. 60026 and legally known as:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and easements, if any, so long as it does not interfere with the current use and enjoyment of the property. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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 Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.

Permanent Real Estate Index Number(s): 04-20-107-013-0000

Dated this 13th day of February, 2017.

Shirley A. David

Shirley A. David, as Trustee of the Shirley A. David Trust dated August 10, 1985, as to an undivided 1/2 interest and Shirley A. David, as Trustee of the Walter V. David Trust dated August 10, 1985, as to an undivided 1/2 interest.

REAL ESTATE TRANSFER TAX

10-Mar-2017



COUNTY: 267.50
ILLINOIS: 535.00
TOTAL: 802.50

04-20-107-013-0000

| 20170301621237 | 0-085-793-472

ENCLOSURE

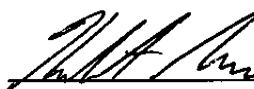
BOX 333 CTI

STATE OF ILLINOIS) UNOFFICIAL COPY

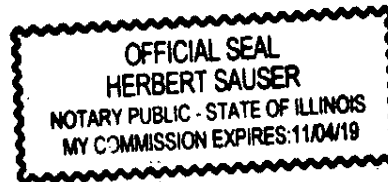
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Shirley A. David, as Trustee of the Shirley A. David Trust dated August 10, 1985, as to an undivided 1/2 interest and Walter V. David, as Trustee of the Walter V. David Trust dated August 10, 1985, as to an undivided 1/2 interest 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 it signed, sealed and delivered in the instrument as its 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 13 th day of February, 2017.



Notary Public



THIS INSTRUMENT PREPARED BY
Margaret Sauser Attorney at Law
360 S. Waukegan, Suite C
Deerfield, IL 60015

MAIL TO:
Meltser Law Group
Gene Meltser
Deerbrook Corporate Center,
3100 Dundee Rd #915
Northbrook, IL 60062

SEND SUBSEQUENT TAX BILLS TO:
Frank Janeczek
2720 Sunflower Court
Glenview, IL 60026

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOT 213 IN GLENRIDGE MEADOWS, BEING A SUBDIVISION IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office