

UNOFFICIAL COPY

ILLINOIS TRUSTEE'S DEED

#77674
Mail to:
Alfred Dynia
Czaja & Dynia, LLC
7521 North Milwaukee Ave
Niles, IL 60714



Doc# 1709718081 Fee \$42.00
RHSP FEE: \$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 04/07/2017 02:35 PM PG: 1 OF 3

Name & Address of Taxpayer:

Henry Zaro
110 S. Dunton, Unit 2D
Arlington Heights, Illinois 60005

RECORDER'S STAMP

Sara Derra, individually and as Trustee of the Sara Derra Trust dated February 8, 2000, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations in hand paid, and pursuant to the power and authority vested in the Grantors, do hereby convey and warrant to Henry Zaro, a single person, and Henryka Zero, a married person, not as tenants in common, but as Joint Tenants, the Grantees, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

See Attached Legal Description

AND COMMONLY KNOWN AS: 110 S. Dunton, Unit 2D, Arlington Heights, IL 60005. This deed specifically excludes any rights to the easement appurtenant to unit 2D known as the limited common element, parking space P-2 which has been exchanged by Grantor to Unit 2G in exchange for parking space P-46. This deed specifically includes the right to the easement appurtenant known as the limited common element P-46, which has been exchanged from Unit 2G to this Unit 2D. The parking easement limited common element formally assigned to Unit 2D (P-2) is now assigned to Unit 2G and the parking easement limited common element formally assigned to Unit 2G (P-46) is now assigned to Unit 2D. (P-46 is now assigned to Unit 2D and P-2 is now assigned to Unit 2G.)

Real Estate Tax I.D. Number: 03-32-101-042-1004

This deed is executed by the party of the first part, as Trustees, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in Trustees by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement or Agreements above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

Sara Derra

Sara Derra, individually and as Trustee of the Sara Derra Trust

R/OK 3

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STATE OF ILLINOIS }
County of Cook } SS

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT **Sara Derra, Individually and as Trustee of the Sera Derra Trust** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 6th day of April, 2017. WITNESS my hand and official seal.

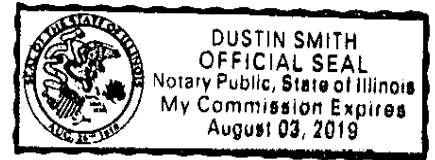
Signature



(seal)

My Commission Expires

8.3.2019



Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

07-Apr-2017



COUNTY: 61.25
ILLINOIS: 122.50
TOTAL: 183.75

03-32-101-042-1004

| 20170401635372 | 2-051-870-400

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Exhibit A

H77674

UNIT 2D IN ROYAL DUNTON CONDOMINIUM, AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 12TH DAY OF OCTOBER, 1971 AS DOCUMENT 2586499

PARCEL 1:

LOTS 2 AND 3 IN SIGWALT'S SUBDIVISION OF THE NORTH 1/2 OF THE WEST 15 ACRES OF THE NORTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE SOUTH 2 CHAINS OF THE NORTH 4.25 CHAINS OF THE EAST 2.50 CHAINS OF THE WEST 10 CHAINS OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, NOT PERSONALLY, BUT AS TRUSTEE UNDER TRUST NUMBER 39135 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 21663600, AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT LR 2586499, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEYS), IN COOK COUNTY, ILLINOIS

PARCEL 3:

TOGETHER WITH AN EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-46 AS DEFINED AND DELINEATED IN SAID DECLARATION AND SURVEY, IN COOK COUNTY, ILLINOIS

P.I.N. 03-32-101-042-1004

C/K/A 110 S DUNTON AVENUE, UNIT 2D, ARLINGTON HEIGHTS, ILLINOIS, 60005