

# UNOFFICIAL COPY

Doc#: 1710017046 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 04/10/2017 11:33 AM Pg: 1 of 2

Dec ID 20170301632799

ST/CO Stamp 0-738-711-232 ST Tax \$146.00 CO Tax \$73.00

**This instrument prepared by:**

THE FRY GROUP, LLC

Vanessa Cici Fry

18W140 Butterfield Road, Suite 1100

Oak Brook Terrace, IL 60181

**Mail future tax bills to:**

Elizabeth Twardowski

Jessica Twardowski-Deskin

5580 Wolf Road, Unit 203 and Garage

203G, Western Springs, IL 60558

3 Turnberry Ct. Burr Ridge IL

Mail this recorded instrument to:

Law Offices of Randall B. Hribal

10500 W. Cermak Road

Westchester, IL 60154-5221

**TRUSTEE'S DEED**

Statutory (Illinois)

This Indenture, made this 31st day of March 2017, Angela D. Somora Trust dated July 9, 2001, party of the first part, Elizabeth Twardowski and Jessica Twardowski-Deskin, party of the second part,

Witnesseth. THE GRANTOR, Angela D. Somora Trust dated July 9, 2001 of the Darien, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Elizabeth Twardowski and Jessica Twardowski-Deskin, not as Tenants in Common but as Joint Tenants of 3 Turnberry Court, Burr Ridge, IL 60527 all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT NO. 203 AND GARAGE UNIT NO. 203G IN SPRING WOOD MANOR CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): THE EAST 178.5 FEET OF THE SOUTH 15 FEET OF LOT 3 AND THE EAST 178.5 FEET OF LOTS 4, 5 AND 6 IN MAXTED'S SUBDIVISION OF THE EAST 473 FEET OF THE NORTH 775.5 FEET (EXCEPT THE EAST 145.2 FEET OF THE WEST 178.2 FEET OF THE NORTH 350 FEET THEREOF) OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1948 AS DOCUMENT NUMBER 1442019 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY PULLMAN BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 9, 1968 AND KNOWN AS TRUST NUMBER 71-08632, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, ON JUNE 3, 1974 AS DOCUMENT NUMBER 22734943, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPT FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Property Address: 5580 Wolf Road, Unit 203 and Garage 203G, Western Springs, IL 60558

Permanent Index Number: 18-18-200-033-1011 (Unit 203)

Permanent Index Number: 18-18-200-033-~~1011~~<sup>1035</sup> (Garage Unit 203G)

**TO HAVE AND TO HOLD** said premises, not as Tenants in Common but as Joint Tenants, forever.

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

Baird & Warner Title Services, Inc.  
475 North Martingale  
Suite 120  
Schaumburg, IL 60173

Burr Ridge 101 KH

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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.

Dated this 31<sup>st</sup> day of March, 2017.

Angela D. Somora Trust dated July 9, 2001,

Angela D. Somora  
Angela D. Somora as Trustee

STATE OF Illinois )  
COUNTY OF DuPage ) - SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Angela D. Somora, 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 said instrument, as her 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 31<sup>st</sup> Day of March 20 17

[Signature]  
Notary Public

My commission expires: 4/15/20

Exempt under the \_\_\_\_\_

**REAL ESTATE TRANSFER TAX**

06-Apr-2017



COUNTY: 73.00  
ILLINOIS: 146.00  
TOTAL: 219.00

18-18-200-033-1011 | 20170301632799 | 0-738-711-232

