

# UNOFFICIAL COPY

Doc#. 1712957052 Fee: \$52.00

**TRUSTEE'S DEED** Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/09/2017 10:54 AM Pg: 1 of 3

Dec ID 20170201612165

ST/CO Stamp 0-033-313-472 ST Tax \$71.00 CO Tax \$35.50  
City Stamp 1-260-413-632 City Tax: \$745.50

**THIS INDENTURE** Made this  
13<sup>th</sup> day of February, 2017,  
between Salvatore N. Ruggiero, not  
personally, but as Trustee under the  
provisions of a Deed or Deeds in  
Trust, duly recorded and delivered to  
said Trustee pursuant to the Trust  
Agreement of Salvatore N. Ruggiero  
Trust dated the 27<sup>th</sup> day of July, 2011,  
party of the first part, and  
Chicago Title Land Trust No.  
8002373582 dated January 30, 2017  
10 S. LaSalle Street  
Chicago, IL 60601  
party of the second part.

CT 1712957052

**WITNESSETH**, that said party of the first part in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

Parcel 1: Unit Number 413-S, in Pueblo Commons Condominium as delineated on a survey of the following described real estate:

Parts of the Northwest ¼ of Section 14, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois; also part of Lot 2 in Schorsch Forest View Shopping Center, a Subdivision in the East ½ of the Northwest ¼ of Fractional Section 14, Township 40 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 registered as document number LR 3142538, together with its undivided percentage interest in the common elements.

Parcel 2: Easements for ingress and egress for the benefit of Parcel 1, as set forth in Easement Appurtenant Agreement dated July 17, 1979 and filed August 9, 1979 as document number LR 3110434.

**PERMANENT INDEX NUMBER** 12-14-112-025-1208

**STREET ADDRESS:** 8444 W. Wilson, Unit 413, Chicago, IL 60656

The terms and conditions appearing on Page 3 of this instrument are made a part hereof.

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**SUBJECT TO** general real estate taxes for the year 2016 and subsequent years; building setback lines, easements for public utilities; covenants and restrictions of record; together with the tenements and appurtenances thereunto belonging.

**TO HAVE AND TO HOLD** the same unto said party of the second part and to the proper use, benefit and behoof, forever, of said party of the second part forever.

**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 and pursuant to the Trust Agreement above mentioned. 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.

**IN WITNESS WHEREOF**, said party of the first part as Trustee has caused to be hereto affixed, and has caused his name to be signed to these presents the day and year first above written.

BY *Salvatore N. Ruggiero*  
Salvatore N. Ruggiero, A/T/U/ the Salvatore N. Ruggiero  
Trust dated 7/27/2011

STATE OF ILLINOIS    )  
                                  )  
COUNTY OF COOK    )        ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Salvatore N. Ruggiero, Trustee, 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, 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<sup>th</sup> day of February, 2017

*Patricia A. Gilman*  
Notary Public



**PREPARED BY:**  
Michael I. Ponticelli, Esq., Ponticelli & Vito, 1480 Renaissance Dr., #209, Park Ridge, IL 60068

**RETURN DEED TO:**  
  
Ponticelli & Vito  
1480 Renaissance Dr., #209  
Park Ridge, Illinois 60068

**SEND SUBSEQUENT TAX BILLS TO:**  
  
Susana K. Palka  
8444 W. Wilson, Unit 413  
Chicago, IL 60656

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## TERMS AND CONDITIONS

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of the aforesaid county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Chicago Title Land Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Chicago Title Land Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

| REAL ESTATE TRANSFER TAX  |          | 17-Feb-2017 |
|---|----------|-------------|
|  | CHICAGO: | 532.50      |
|   | CTA:     | 213.00      |
|   | TOTAL:   | 745.50 *    |
| 12-14-112-025-1208   20170201612165   1-260-413-632                                 |          |             |
| * Total does not include any applicable penalty or interest due.                    |          |             |

| REAL ESTATE TRANSFER TAX   |           | 17-Feb-2017 |
|--|-----------|-------------|
|   | COUNTY:   | 35.50       |
|  | ILLINOIS: | 71.00       |
|  | TOTAL:    | 106.50      |
| 12-14-112-025-1208   20170201612165   0-033-313-472                                  |           |             |