

# UNOFFICIAL COPY

**TRUSTEE'S DEED  
ILLINOIS STATUTORY**

722224  
1823

Citywide Title Corporation  
850 W. Jackson Blvd., Ste. 320  
Chicago, IL 60607

Doc#: 1718106061 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/30/2017 10:29 AM Pg: 1 of 2

Dec ID 20170601671785  
ST/CO Stamp 1-275-856-320 ST Tax \$302.00 CO Tax \$151.00  
City Stamp 1-953-413-568 City Tax: \$3,171.00

THE GRANTOR(s), STEVEN P. GARMISA, GREGG A. GARMISA and THOMAS GARMISA, as Co-Trustees of the Estelle Garmisa Trust, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to the authority vested in the Grantors as Co-Trustees, CONVEY(S) and Warrant(s) to Grantees, RICHARD ZONTS and MAUREEN ZONTS, as Tenants by the Entirety, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Lake in the State of Illinois, to wit: \*husband and wife

**PARCEL ONE:**

Unit No. 220, together with its undivided percentage interest in the common elements in the 680 Tower Residences Condominium, as delineated and defined in the Declaration recorded as Document no. 26912811, amended by Document no. 89520936, and further amended from time to time, in the North Half of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**PARCEL TWO:**

Easement for ingress and egress for the benefit of Parcel One as set forth in the Declaration of Easements recorded as Document no. 26320245, as amended, in Cook County, Illinois.

Address: 680 North Lake Shore Drive, Unit 220, Chicago, Illinois 60611

PIN: 17-10-202-083-1001

**SUBJECT TO:**

Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Grantee; all general and special real estate taxes for 2017 and subsequent years; and public and private easements of record.

Dated this 16 day of June 2017.

[Signature Page Follows]

# UNOFFICIAL COPY

[Signature Page to Warranty Deed dated June 16, 2017]

GRANTOR: Estelle Garmisa Trust, by the below named Co-Trustees:

  
 Steven P. Garmisa, Co-Trustee

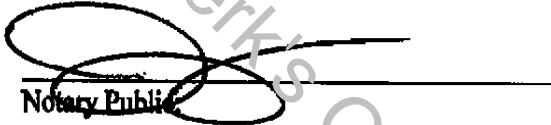
  
 Gregg A. Garmisa, Co-Trustee

  
 Thomas Garmisa, Co-Trustee

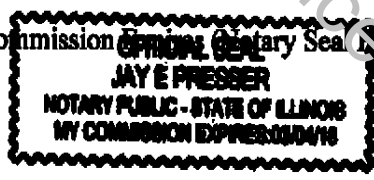
STATE OF ILLINOIS )  
 )                      )        Ss.  
 COUNTY OF LAKE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Steven P. Garmisa, Gregg A. Garmisa and Thomas Garmisa, as Co-Trustees as aforesaid, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said Trustee's Deed in their capacity as Co-Trustees, as aforesaid, as their free and voluntary act, and as the free and voluntary act of the Trust.

Given under my hand and official seal, this 13<sup>th</sup> day of June, 2017.

  
 Notary Public

My Commission Expires (Notary Seal Below):



**Prepared By:** Jay E. Presser, Esq.  
 Braun, Browne & Associates, P.C.  
 300 Saunders Rd., Suite 100  
 Riverwoods, IL 60015

**After Recording Return To:**  
 \_\_\_\_\_  
 KEVIN M. MCARTHUR  
 ATTORNEY AT LAW  
 1908 W. 180TH STREET, STE. B  
 TINLEY PARK, IL 60477  
 \_\_\_\_\_

**Send Tax Bills To:**  
 \_\_\_\_\_  
 RICHARD MARLER ZOLTS  
 680 N. LAKESHORE DR.  
 UNIT 220  
 CHICAGO IL 60611  
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