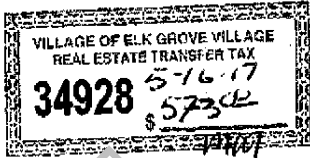


# UNOFFICIAL COPY

Doc#: 1721347017 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/01/2017 09:02 AM Pg: 1 of 4

Dec ID 20170501652886  
ST/CO Stamp 2-045-897-152 ST Tax \$191.00 CO Tax \$95.50



## DEED IN TRUST

THE GRANTORS: Gabor Hardy, married to Antje Hardy, of 174 Harwood, Syracuse, NY 13224, Agnes Czabafi, divorced not since remarried and not a party to a civil union, of 5701 N. Sheridan Rd., Unit 12A, Chicago, IL 60660, Maria Keiser, divorced not since remarried and not a party to a civil union, of 113 W. William David Parkway, Metairie, LA 70005, Martha Loos, married to Robert Aebli, of 603 Bellevedere, LaFayette, LA 70503, Cecilia Sweeney, married to Thomas Sweeney, of 439 Greenhill Lane, Schaumburg, IL 60193, and Thomas Hardy, married to Ellen Hardy, of 1049 Buckskin Lane, Carol Stream, IL 60188, sole heirs of Agnes Hardy, deceased, for and in consideration of One Hundred Ninety-One Thousand and no/100s Dollars (\$191,000.00), and other good and valuable consideration in hand paid, convey and warrant to Charles Fleischacker of 336 Dunlay St., Wood Dale, IL 60191, as Trustee under the provisions of a trust agreement dated the 28th day of October, 2013, and known as Charles Fleischacker Living Trust (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, GRANTEE, in fee simple, the following described real estate in the County of Cook and State of Illinois, to wit:

Parcel 1: UNIT 304-2 IN PARK PLACE OF ELK GROVE VILLAGE CONDOMINIUM II, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE SOUTH THREE QUARTERS OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0522219017 AND AMENDED AND RESTATED BY RESTATED DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 0633115137 AND FIRST AMENDMENT TO RESTATED DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 0633115138, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE 18 AND STORAGE SPACE 2 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0522219017.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO THE PARK PLACE OF ELK GROVE VILLAGE CONDOMINIUMS MASTER ASSOCIATION RECORDED AUGUST 10, 2005 AS DOCUMENT NUMBER 0522219016.

Permanent Index No. 08-27-102-131-1046

Property Address: 635 Perrie Drive, Unit 304-2, Elk Grove Village, IL 60007

1041 17B+8303882GV

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property 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 premises 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,

# UNOFFICIAL COPY

powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 property, 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 premises or any part thereof; and to deal with said property 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 in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the 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 in relation to said real estate shall be conclusive evidence in favor of every person 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 some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee 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.

The interest of each and every beneficiary hereunder 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 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 the earnings, avails and proceeds thereof as aforesaid.

And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

Dated this 9th day of MAY, 2017.

Gabor Hardy  
Gabor Hardy, heir of Agnes Hardy

Agnes Czabafi  
Agnes Czabafi, heir of Agnes Hardy

Maria Keiser  
Maria Keiser, heir of Agnes Hardy

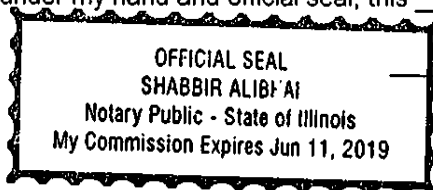
Martha Loos  
Martha Loos, heir of Agnes Hardy

Cecilia Sweeney  
Cecilia Sweeney, heir of Agnes Hardy

Thomas Hardy  
Thomas Hardy, heir of Agnes Hardy

State of IL, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gabor Hardy 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 official seal, this 15 day of May, 2017.



[Signature]  
Notary Public

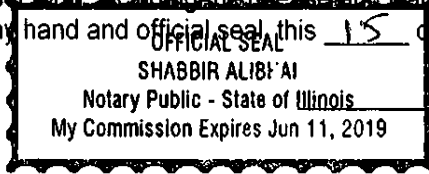
**Giagnorio & Robertelli, Ltd.**  
**attorneys at law**

130 S. BLOOMINGDALE RD., P. O. BOX 726, BLOOMINGDALE, ILLINOIS 60108-0726 TEL (630) 980-7870 FAX (630) 980-7575 WEBSITE: www.gr-lltd.com

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State of IL, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Agnes Czabafi 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 official seal, this 15 day of May, 2017.



Shabbir Alibhai  
Notary Public

State of Louisiana, County of Jefferson ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Maria Keiser 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 official seal, this 10th day of May, 2017.

Louis J. Leo  
Notary Public  
Louis J. Leo LA BAR 15007

State of Louisiana Parish Lafayette County of Lafayette ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Martha Loos 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 official seal, this 11th day of May, A.D., 2017.

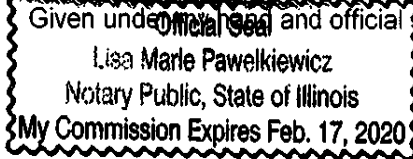


**CYNTHIA B CRESSIONIE**  
Notary Public #58480  
Lafayette Parish, Louisiana  
Commissioned for Life

Cynthia B. Cressionie  
Notary Public

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 Cecilia Sweeney 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 official seal, this 9th day of May, 2017.

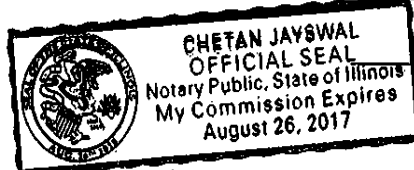


**Lisa Marie Pawelkiewicz**  
Notary Public, State of Illinois  
My Commission Expires Feb. 17, 2020

Lisa Marie Pawelkiewicz  
Notary Public

State of IL, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas Hardy 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 official seal, this 15 day of MAY, 2017.



Chetan Jayswal  
Notary Public

MAIL TO:  
Charles Fleischacker  
635 Perrie Dr. 304-2  
Elk Grove Village, IL 60007

MAIL SUBSEQUENT TAX BILLS TO:  
Charles Fleischacker  
635 Perrie Dr. 304-2  
Elk Grove Village, IL 60007

**Giagnorio & Robertelli, Ltd.**  
**attorneys at law**

130 S. BLOOMINGDALE RD., P.O. BOX 726, BLOOMINGDALE, ILLINOIS 60108-0726 TEL (630) 980-7970 FAX (630) 980-7575 WEBSITE: www.gr-lltd.com

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**CHICAGO TITLE  
COMPANY**

## EXHIBIT A

**Order No.:** 17BT8303882GV

**For APN/Parcel ID(s):** 08-27-102-131-1046

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Parcel 1: Unit 301-2 in Park Place of Elk Grove Village Condominium II, as delineated on a survey of the following described real estate: That part of the South Three quarters of the West Half of the East Half of the Northwest Quarter of Section 27, Township 41, North, Range 11 East of the Third Principal Meridian in Cook County Illinois which survey is attached as exhibit "B" to the Declaration of Condominium recorded as document number 0522219017 and amended and restated by Restated Declaration of Condominium Ownership recorded as Document No. 0633115137 and First Amendment to Restated Declaration of Condominium Ownership recorded as document number 0633115138, together with its undivided percentage interest in the common elements.

Parcel 2: The exclusive right to use of parking space 18 and storage space 2 as limited common elements as delineated on a survey attached to the Declaration aforesaid recorded as document number 0522219017

Parcel 3: Easement for Ingress and Egress for the benefit of Parcels 1 and 2 as created by the Declaration of Easements, Covenants and Restrictions relating to the Park Place of Elk Grove Village Condominiums Master Association recorded August 10, 2005 as document number 0522219016.

Cook County Clerk's Office