

# UNOFFICIAL COPY

Doc#: 1724457142 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/01/2017 11:23 AM Pg: 1 of 4

Prepared By: Dot 2  
Bruce N. Tinkoff  
TINKOFF, POPKO and ASSOCIATES  
413 East Main Street  
Barrington, Illinois 60010

Dec ID 20170801613568  
ST/CO Stamp 1-704-014-784 ST Tax \$28.00 CO Tax \$14.00  
City Stamp 0-276-807-104 City Tax: \$294.00

Return To: 1757 0540 L7  
Edward J. Krzyminski, Atty at Law  
7227 W. 127<sup>th</sup> St., Ste 2 East  
Palos Heights, IL 60463

Mail Tax Bills To:  
TOM ANTONIOLLI  
501 N. Clinton Street, #246  
Chicago, Illinois 60654

CT

## TRUSTEE'S DEED

THIS INDENTURE, made this 24 day of August, 2017, between ANNE E. KATOR as Trustee of the ANNE E. KATOR 2010 TRUST under Agreement dated the 17th day of January, 2010, Grantor and MARQUETTE BANK, an Illinois Banking Association, of 9533 W. 143<sup>rd</sup> St., Orland Park, as TRUSTEE of a trust agreement dated the 14th, day of October, 2011, and known as Trust Number 19770, Grantee.

WITNESSETH, that Grantor, in consideration of TEN and no/100 (\$10.00) DOLLARS, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor, as said trustee and of every other power and authority the Grantor hereunto enabling, does hereby convey and quit claim unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit (See "EXHIBIT A" for legal description), together with the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining.

Permanent Index Number (PIN): 17-09-112-107-1207

Address of Real Estate: Parking Space # P-B04 at 501 N. Clinton St., Chicago, IL 60654

IN WITNESS WHEREOF, the Grantor, as Trustee, as aforesaid, hereunto sets their hands and seals the day and year first above written.

The Anne E. Kator 2010 Trust U/A dated  
January 17, 2010

By:   
Anne E. Kator, Trustee

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STATE OF ILLINOIS }  
 ) ss  
 COUNTY OF COOK )

I, THE UNDERSIGNED, a Notary Public in and for said County, in the state afore-said, DO HEREBY CERTIFY that ANNE E. KATOR as Trustee of the ANNE E. KATOR 2010 TRUST U/A dated January 17, 2010, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act as such trustees, for the uses and purposes therein set forth.



GIVEN under my hand and official seal, this 24 day of August, 2017.




*Danielle M. Tinkoff*

Notary Public

My Commission Expires: \_\_\_\_\_

<b>REAL ESTATE TRANSFER TAX</b>		30-Aug-2017
		COUNTY: 14.00
		ILLINOIS: 28.00
		TOTAL: 42.00
17-09-112-107-1207	20170801613568	1-704-014-784

<b>REAL ESTATE TRANSFER TAX</b>		30-Aug-2017
	CHICAGO:	210.00
	CTA:	84.00
	TOTAL:	294.00 *
17-09-112-107-1207	20170801613568	0-276-807-104

\* Total does not include any applicable penalty or interest due.

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## EXHIBIT A

### LEGAL DESCRIPTION

Of the premises commonly known as:

Parking Space # P-B04 at 501 N. Clinton Street, Chicago, Illinois 60654

#### PARCEL 1:

UNIT NUMBER P-B04 IN THE KINZIE PARK TOWER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 22 IN KINZIE PARK SUBDIVISION BEING A SUBDIVISION OF LOTS, BLOCKS, AND VACATED STREETS AND ALLEYS IN WABANSIA IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00980340; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS, EASEMENTS AND BY-LAWS FOR KINZIE PARK HOMEOWNERS ASSOCIATION RECORDED MAY 27, 1999 AS DOCUMENT 99514088.

PIN: 17-09-112-107-1207

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## TERMS AND CONDITIONS

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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, 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 futuro, and upon any terms and period 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 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 mortgage 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 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 a successor or successors in trust, that such successor to successors in trust have been properly appointed and fully vested with all the title, estate, rights, power, 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register for note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.