

# UNOFFICIAL COPY

Doc#: 1733849067 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/04/2017 11:09 AM Pg: 1 of 3

## TRUSTEES DEED

### MAIL TO:

FRANK BALESTRI  
~~5215 S. PARKSIDE~~ 6509 W 63<sup>RD</sup> ST, UNIT 1B  
CHICAGO, IL 60638

Dec ID 20171101656885  
ST/CO Stamp 1-282-773-024 ST Tax \$97.00 CO Tax \$48.50  
City Stamp 0-085-372-960 City Tax: \$1,018.50

### SEND SUBSEQUENT TAX BILLS TO:

FRANK BALESTRI  
~~5215 S. PARKSIDE~~ 6509 W. 63<sup>RD</sup> UNIT 1B  
CHICAGO, ILL 60638

\*Successor

This Agreement, made this 29<sup>TH</sup> day of NOVEMBER, 2017 between JASON MARDIROSIAN, as Trustee under the JANETE MARDIROSIAN DECLARATION OF TRUST dated January 15, 2017 of 6509 W. 63<sup>rd</sup> St., Unit 1B, Chicago, Cook County, Illinois 60638 as Grantor and FRANK BALESTRI, 5215 S Parkside, Chicago, IL 60638 as Grantee.

WITNESSES: The Grantor in consideration of the sum of Ten and no/100ths (\$10.00) Dollars receipt whereof is hereby acknowledged, and in pursuance of the power and authority vest in the Grantor as said Trustee, and of any 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, State of ILLINOIS, to wit:

SEE ATTACHED

FIDELITY NATIONAL TITLE

0017026764

together with the tenements, heriditaments and appurtenances thereto beion jing or in any wise appertaining.

Permanent Real Estate Index Number: 19-19-202-075-1002

Address of Real Estate: 6509 W.63<sup>rd</sup> St., Unit 1B, Chicago, IL 60638

In witness whereof, the Grantor as Trustee as aforesaid has hereunto set his hand and seal the day and year first above written.

JASON MARDIROSIAN, TRUSTEE as Aforesaid

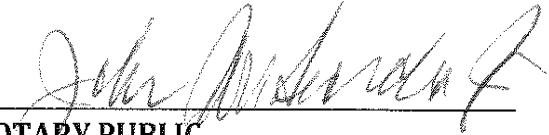
STATE OF ILLINOIS, COUNTY OF COOK)ss: I, the undersigned, as Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that JASON MARDIROSIAN, Trustee as aforesaid, personally known to me to be the same person whose name is

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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 as such Trustee, for the uses and purposes set forth therein.

GIVEN under my hand and official seal this 29th day of November, 2017.


**OFFICIAL SEAL**

  
\_\_\_\_\_  
NOTARY PUBLIC





**COMMISSION EXPIRES: JULY 22, 2020**

THIS INSTRUMENT WAS PREPARED BY:  
JOHN W. SEREDA, JR.  
ATTORNEY AT LAW  
3838 W. 111th St., #102  
Chicago, IL 60655  
773-238-1231

REAL ESTATE TRANSFER TAX		30-Nov-2017
	CHICAGO:	727.50
	CTA:	291.00
	<b>TOTAL:</b>	<b>1,018.50 *</b>

19-19-202-075-1002 | 2017110165688 | 0 085-372-960

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

REAL ESTATE TRANSFER TAX		30-Nov-2017
	COUNTY:	48.50
	ILLINOIS:	97.00
	<b>TOTAL:</b>	<b>145.50</b>

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## EXHIBIT A

Order No.: OC17026764

For APN/Parcel ID(s): 19-19-202-075-1002

For Tax Map ID(s): 19-19-202-075-1002

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UNIT 6509 (B) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ASHFORD COURT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 87-904736, IN THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office