

UNOFFICIAL COPY

Doc#. 1801046054 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/10/2018 09:01 AM Pg: 1 of 2

Dec ID 20171201676575
ST/CO Stamp 0-368-536-608 ST Tax \$290.00 CO Tax \$145.00

This instrument prepared by:
Joseph A. La Zara
7246 W. Touhy
Chicago, IL 60631

Mail future tax bills to:
Margareta Serritella and Rita Russo
101 S. Summit Avenue, Unit 311
Park Ridge, IL 60068

Mail this recorded instrument to:
John Mantas
1300 W. Higgins, Suite 209
Park Ridge, IL 60068

170256303851

TRUSTEE'S DEED

This Indenture, made this 29th day of December, 2017, between Karen Kelly Lambrecht as Trustee of the June R. Kelly Trust dated November 14, 1996 under the provision of a deed or deeds in trust duly recorded and delivered to said trustee in pursuance of a trust agreement dated, November 14, 1996 and known as June R. Kelly Trust, party of the first part, and Margareta Serritella and Rita Russo as joint tenants, of 4 Comstock on Asbury, Rolling Meadows, Illinois, party of the second part.

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations 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, State of Illinois, to wit:

PARCEL 1:

RESIDENTIAL UNIT 311 AND COVERED PARKING UNIT G-17 IN THE SUMMIT CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1 AND 2 IN THE SUMMIT, BEING A RESUBDIVISION OF CERTAIN LOTS IN CERTAIN BLOCKS IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23, 1984 AS DOCUMENT NUMBER 27017048 IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 88116446, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 1, 1982 AND KNOWN AS TRUST NUMBER 55030, GREAT AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, AND THE CITY OF PARK RIDGE, A MUNICIPAL CORPORATION OF ILLINOIS, AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS DATED SEPTEMBER 7, 1983 AND RECORDED DECEMBER 20, 1983 AS DOCUMENT 26902934, FOR PARKING, INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED LAND THE SOUTHEASTERLY HALF OF THAT PART OF EUCLID AVENUE VACATED BY ORDINANCE DATED JULY 19, 1983 AND RECORDED DECEMBER 20, 1963 AS DOCUMENT 2602933, WHICH LIES NORTHEASTERLY OF THE SOUTHWESTERN LINE OF LOT 20 EXTENDED NORTHWESTERLY IN BLOCK 2 IN OUTHET'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 22, 1988, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 88116446, IN COOK COUNTY, ILLINOIS.

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., Ste. 2400
Chicago, IL 60606-4650
Attn: Search Department

Permanent Index Number(s): 09-35-207-031-1027
Property Address: 101 S. Summit Avenue, Unit 311, Park Ridge, IL 60068

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Permanent Index Number(s): 09-35-207-031-1092
Property Address: 101 S. Summit Avenue, #G-17, Park Ridge, IL 60068

together with the tenements and appurtenances thereunto belonging.

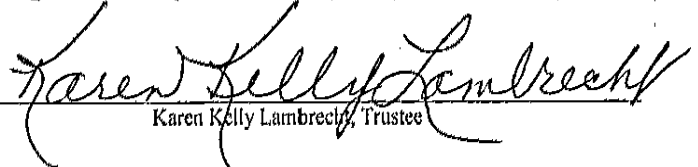
Subject, however, to the general taxes for the year of 2017 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

To Have and To Hold the same unto said party of the second part, and to the proper use, benefit, and behold forever of said party of the second part.

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 in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.



Karen Kelly Lambrecht, Trustee

STATE OF ILLINOIS
COUNTY OF COOK

)
) SS I, the undersigned, a Notary Public in and for the County and State aforesaid, DO
) HEREBY CERTIFY that Karen Kelly Lambrecht as Trustee of the June R. Kelly Trust dated November 14, 1996, aforesaid, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 27th day of December, 2017.



Notary Public



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 44168