

UNOFFICIAL COPY

Doc#: 1819319159 Fee: \$62.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/12/2018 09:55 AM Pg: 1 of 8

Dec ID 20180701624441
ST/CO Stamp 0-667-874-080 ST Tax \$308.00 CO Tax \$154.00

This instrument prepared by:
Lawrence M. Lusk, P.C.
2 N. LaSalle, Suite 1250
Chicago, IL 60602

* RETURN TO:
RICHARD E. PATINKIN
PATINKIN & PATINKIN, LTD
59 LINCOLNWOOD RD,
HIGHLAND PARK, IL 60035

WARRANTY DEED

CH18017888
FIDELITY NATIONAL TITLE

This Warranty Deed is made as of this 11th day of July 2018.

Michael P. Mahoney III (married to Jodi L. Mahoney), Maureen Russell (married to Paul Russell), Patricia Mahoney (a single woman) and Erin Stachura (married to Jason Stachura), (The "Grantors") of the City of Chicago, County of Cook and the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY and WARRANT to John E. Horst and Mary K. Horst, as co-trustees under the provisions of the John E. Horst and Mary K. Horst Declaration of Trust Dated April 9, 2012 and unto all and every successor or successors in trust under said Trust Agreement (The "Grantees"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See "LEGAL DESCRIPTION" attached.

Permanent Real Estate Index No.: 10-31-100-009-1001

Address of Real Estate: 7021 W. Touhy Ave., Unit 201B, Niles, IL 60714

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois, and SUBJECT TO: General real estate taxes not yet due and payable as of the date of closing; covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed.

****THIS IS NOT HOMESTEAD PROPERTY TO THE GRANTORS****

[Signature page follows.]

* TAX BILL TO:
JOHN K. & MARY E. HORST, 7021 W. TOUHY #201B, NILES, IL. 60714

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Michael P. Mahoney III
Michael P. Mahoney III

STATE OF ILLINOIS)

COUNTY OF COOK)

ACKNOWLEDGMENT

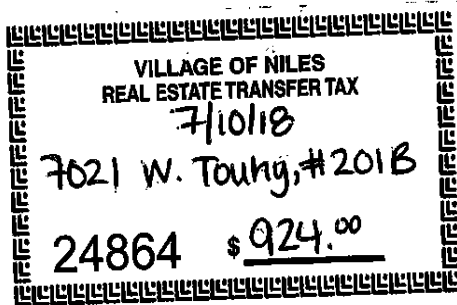
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Michael P. Mahoney III**, personally known or proven to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the waiver of any and all Homestead rights.

Given under my hand and under this seal this 7th day of June, 2018.



Meredith Treimer
Notary Public

REAL ESTATE TRANSFER TAX		11-Jul-2018
	COUNTY:	154.00
	ILLINOIS:	308.00
	TOTAL:	462.00
10-31-100-009-1001	20180701624441	0-667-874-080



Signed and sworn to as of the date hereinabove first written.

GRANTOR:

UNOFFICIAL COPY

Signed and sworn to as of the date hereinabove first written.

GRANTOR:

Maureen Russell
Maureen Russell

STATE OF ILLINOIS)

COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Maureen Russell** personally known or proven to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the waiver of any and all Homestead rights.

Given under my hand and under this seal this ^{6th day of July, 2018} ~~7th day of June, 2018~~

Bryan Patric Knipper
Notary Public

My commission expires: 4/26/2019



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Signed and sworn to as of the date hereinabove first written.

GRANTOR:

Patricia K. Mahoney
Patricia Mahoney

STATE OF ILLINOIS)

COUNTY OF COOK)

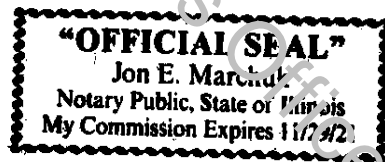
ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Patricia Mahoney** personally known or proven to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the waiver of any and all Homestead rights.

Given under my hand and under this seal this 7th day of June, 2018.

[Signature]
Notary Public

My commission expires: 11/29/21



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Signed and sworn to as of the date hereinabove first written.

GRANTOR:

Erin Stachura
Erin Stachura

ARIZONA EF
STATE OF ~~ILLINOIS~~)
COUNTY OF ~~COOK~~)
MARICOPA EF

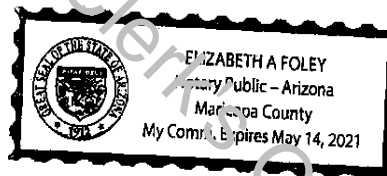
ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that Erin Stachura personally known or proven to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the waiver of any and all Homestead rights.

Given under my hand and under this seal this ^{5th} ~~7th~~ day of ~~June~~ ^{JULY}, 2018.

Elizabeth Foley
Notary Public

My commission expires: 05.14.2021



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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, 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 present or in futuro, and upon any terms and for any period or periods of time not exceeding in the case of any single lease the term of 198 years, and to renew or extend leases upon any terms and for any period or 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 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 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 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 predecessors in trust.

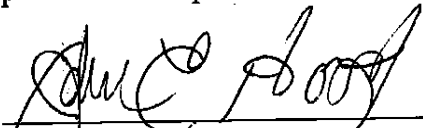
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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 Title is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the word "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

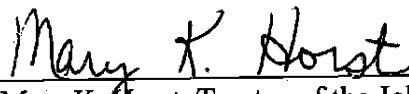
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ACCEPTANCE OF CONVEYANCE BY GRANTEES

The undersigned Grantees, as trustees as aforesaid, hereby accept the within conveyance pursuant to the provisions of 760 ILCS 5/6.5(a), this July 11, 2018



John E. Horst, Trustee of the John E Horst
and Mary K. Horst Declaration of Trust
Dated April 9, 2012



Mary K. Horst, Trustee of the John E Horst
and Mary K. Horst Declaration of Trust
Dated April 9, 2012

Property of Cook County Clerk's Office

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EXHIBIT A

Order No.: CH18017888

For APN/Parcel ID(s): 10-31-100-009-1001

For Tax Map ID(s): 10-31-100-009-1001

PARCEL 1: UNIT 201B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 7021 RENAISSANCE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 97373395, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 31E, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF INDOOR PARKING SPACE P20B IN STORAGE SPACE S20B AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 97373395.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF EASEMENT, COVENANTS AND RESTRICTIONS RELATING TO RENAISSANCE CONDOMINIUM MASTER ASSOCIATION RECORDED MARCH 18, 1977 AS DOCUMENT NO. 97185484.

Office of Cook County Clerk's Office