

# UNOFFICIAL COPY

## TRUSTEE'S DEED

Doc#: 1824049029 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/28/2018 11:01 AM Pg: 1 of 3

Dec ID 20180701622753  
ST/CO Stamp 1-775-714-080 ST Tax \$1,040.00 CO Tax \$520.00  
City Stamp 0-957-153-440 City Tax: \$10,920.00

THIS INDENTURE Made this 3rd day of August, 2018, between FIRST MIDWEST BANK, as Trustee or successor Trustee under the provision of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 14th day of September, 2017, and known as Trust Number 22279 party of the first part

and **KATHRYN ARNOLDY**, 2750 North Wayne, Unit#E, Chicago, IL 60614 party of the second part.

*WITNESSETH*, that said party of the first part, in consideration of the sum of TEN and no/100, (\$10.00) Dollars and other good and valuable considerations in hand paid, does hereby convey and quit claim unto said party of the second part, all interest in the following described real estate, situated in Cook County, Illinois to-wit:

See Attached Legal Description

together with the tenement and appurtenances thereunto belonging.

*TO HAVE AND TO HOLD* the same unto said party of the second part and to the proper use, benefit and behoof of said party of the second part forever.

Subject to: Mortgage or Trust Deed, liens, encumbrances, easements, covenants, conditions and restrictions of record, if any; general real estate taxes for the year 2018 and subsequent; and

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 deed 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.

*IN WITNESS WHEREOF*, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Authorized Signer and attested by its Authorized Signer, this 3rd day of August, 2018.

Chicago Title - Ltd  
18CSA809023NA

FIRST MIDWEST BANK, as Trustee as aforesaid,

By: Susan J. Zelek  
Susan J. Zelek, Authorized Signer

Attest: Heather Raineri  
Heather Raineri, Authorized Signer

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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 aforementioned DO HEREBY CERTIFY that Susan J. Zelek, Authorized Signer of FIRST MIDWEST BANK, Hickory Hills, Illinois and Heather Raineri, the attesting Authorized Signer thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and the attesting Authorized Signer respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said attesting Authorized Signer did also then and there acknowledge that she as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as her own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and seal this 3rd day of August A.D. 2018.



*Agnes Kordacka*  
Notary Public

THIS INSTRUMENT WAS PREPARED BY

First Midwest Bank, Wealth Management  
Susan J. Zelek  
7800 W. 95<sup>th</sup> Street  
Hickory Hills, IL 60457

PROPERTY ADDRESS

2649 North Racine  
Unit #3S  
Chicago, IL 60614

AFTER RECORDING  
MAIL THIS INSTRUMENT TO

Brennan Soval, Esq. -Arco/Murray  
7700 Bonhomme Avenue, Suite 200  
St. Louis, MO 63105

PERMANENT INDEX NUMBER

14-29-408-004-0000  
14-29-408-043-0000  
14-29-408-044-0000

MAIL TAX BILL TO

Kathryn Arnoldy  
11133 South St. Lawrence  
Chicago, IL 60628

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## LEGAL DESCRIPTION

### PARCEL 1:

Unit #3S in The 2649 North Racine Condominiums as delineated on a survey of the following described real estate:

LOTS 29, 30 AND 31 IN WECKLER'S SUBDIVISION OF BLOCK 3 OF OUT LOT 12 IN CANAL TRUSTEE SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 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 AUGUST 22, 2018 AS DOCUMENT NUMBER 1823416068, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS ESTABLISHED AND SET FORTH IN SAID DECLARATION AND SURVEY, AND AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

The exclusive right to use Parking Space # P-1, a Limited Common Element, as delineated on the Survey attached to the Declaration on the survey attached to the Declaration aforesaid recorded as Document # 1823416068.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successor and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

The tenant of the Unit, if any, either waived or failed to exercise the right of first refusal to purchase the Unit or had no right of first refusal to purchase the Unit.