## **UNOFFICIAL COPY**

## TRUSTEE'S DEED

Doc#. 1836042006 Fee: \$52.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 12/26/2018 09:22 AM Pg: 1 of 3

Dec ID 20181201649551

ST/CO Stamp 1-103-087-264 ST Tax \$565.00 CO Tax \$282.50

City Stamp 2-126-497-440 City Tax: \$5,932.50

#### **MAIL TO:**

James Cerami 1S450 Summit Ave., Suite 325 Oakbrook Terrace, IL 60181

### NAME/ADDRESS OF TAXPAYER:

Fletcher L. McCombie Karina M. Focharen 1754 W. Division St., Unit 2 Chicago, IL 60622

1865AO | IOILUP Chicago inne-und (1002) form

RECORDER'S STAMP

THIS INDENTURE, made this 10<sup>th</sup> day of December, 2018, between Stefan Silcott-Boring Diasti and Stephanie Gayna Diasti, as Trustees of the Stefan Silcott-Boring Diasti Living Trust dated April 1, 2016 and any amendment: thereto, as to an undivided 1/2 interest; and Stephanie Gayna Diasti and Stefan Silcott-Boring Diasti, as Trustees of the Stephanie Gayna Diasti Living Trust, dated April 1, 2016 and any amendment: thereto, as to an undivided 1/2 interest, (Grantors), and Fletcher McCombie and Karina Fochtmap, husband and wife, as tenants by the entirety (Grantees) of 2756 N. Pine Grove Ave., Apt 1003, Chicago, IL 60614;

WITNESSETH, that the Grantors, in consideration of Ten and 00/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors as Trusse and Co-Trustee and of every other power and authority the Grantors hereunto enabling, does hereby Convey and Quit Claim unto the Grantee, the following described real estate, situated in the County of Cook, and State of Illinois, to wit:

See Legal Description attached hereto as Exhibit A

Property Index Number:

17-06-234-068-1002

Common Address:

1754 W. Division St., Unit 2

Chicago, IL 60622

SUBJECT TO, IF ANY: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special government taxes or assessments confirmed or unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.



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IN WITNESS WHEREOF, the Grantors, as Co-Trustees as aforesaid, do hereby set their hand and seal the day and year first above written.

The Stefan Silcott-Boring Diasti Living Trust dated April 1, 2016  (SEAL)	The Stefan Silcott-Boring Diasti Living Trust dated April 1, 2016 (SEAL)
Stefan Silcott-Boring Diasti, Trustee	Stephanic Gayna Diasti, Trustee
The Stephanie Gayna Diasti Living Trust dated April 1, 2015	The Stephanie Gayna Diasti Living Trust dated April 1, 2016
State Office Division (SEAL)	Sty Duti (SEAL)
Stefan Silcott-Boring Diasti, Trustee	Stephanie Gayna Diasti, Trustee
State of Texas ) SS.	
County of Harris )	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Stefan Silcott-Boring Diasti and Stephanic Gayna Diasti, as Trustees of the Stefan Silcott-Boring Diasti Living Trust dated April 1, 2016 and Pay amendments thereto and Stephanie Gayna Diasti and Stefan Silcott-Boring Diasti, as Trustees of the Stephanie Gayna Diasti Living Trust, dated April 1, 2016 and any amendments thereto, personally known to me to be the same person 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, for the uses and purposes therein set forth.

Given under my hand and official seal this 10 day of December, 2018.

My commission expires: 4 - 12 - 202

THIS INSTRUMENT PREPARED BY:

Steven E. Moltz. PALMISANO & MOLTZ 19 S. LaSalle Street Suite 900 Chicago, Illinois 60603



EXHIBIT "A"

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## LEGAL DESCRIPTION

#### PARCEL 1:

UNIT NUMBER 2 IN THE 1754 WEST DIVISION CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 27 IN BLOCK 4 OF SPEARS ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010789620; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Property Index Number: 17-06-234-068-1002

Common Address: 1754 W. Division St., Unit 2, Chicago, IL 60622