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TRUSTEE DEED

196-NW044147PK

10/2

10

Doc#: 1926346140 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/20/2019 01:45 PM Pg: 1 of 4

Dec ID 20190901686285
ST/CO Stamp 0-887-560-800 ST Tax \$183.00 CO Tax \$91.50
City Stamp 0-594-238-048 City Tax: \$1,921.50

Above Space for Recorder's Use Only

THIS INDENTURE, made this 13 day of September, 2019 by Janice E. Grote as Successor Trustee of the Jerome I. Grote Trust created under the provisions of a certain trust agreement dated June 4, 1997 and known as the Jerome I. Grote Trust Agreement, of 4660 N. Austin Ave., Unit 313, Chicago, IL 60630, hereinafter referred to as Grantor, and Lillian Torres, hereinafter referred to as Grantee:

WHEREAS, Grantor is the duly acting trustee under Trust Agreement dated June 4, 1997 and known as the Jerome I. Grote Trust Agreement, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantor, not individually but as such Trustee, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to:

Lillian Torres

pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as 4660 N. Austin Ave., Unit 313, Chicago, IL 60630 legally described as: **SEE ATTACHED**

SUBJECT TO Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2019 and subsequent years.

Permanent Index Number: 13-17-107-194-1040

Address of Real Estate: 4660 N. Austin Ave., Unit 313, Chicago, IL 60630

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustee, in and to the premises.

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IN WITNESS WHEREOF, Grantor, not individually, but as Trustee aforesaid, has hereunto set their hand and seal the day and year first above written.

Janice E. Grote (SEAL)

Janice E. Grote as Successor Trustee of the Jerome I. Grote Trust created under the provisions of a certain trust agreement dated June 4, 1997 and known as the Jerome I. Grote Trust Agreement

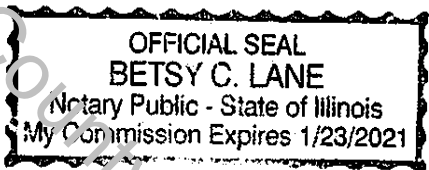
STATE OF)
) ss
COUNTY OF)

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Janice E. Grote, personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 13 day of September 2019

Commission expires 1/23/2021

[Signature]
NOTARY PUBLIC



This instrument was prepared by: Betsy Lane, 518-26 Davis St., Ste. 217, Evanston, IL 60201

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:
Lillian Torres
4660 N. Austin Ave., Unit 313
Chicago, IL 60630

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LEGAL DESCRIPTION

Order No.: 19GNW044142SK

For APN/Parcel ID(s): 13-17-107-194-1040

PARCEL 1:

UNIT 313 IN THE WASHINGTON HOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE NORTH 1/2 OF LOT 11, LOT 8 (EXCEPT THE NORTH 166.70 FEET), LOT 7 (EXCEPT THE NORTH 150 FEET), THE EAST 1/2 OF LOT 6 (EXCEPT THE NORTH 150 FEET), THE EAST 30 FEET OF THE WEST 60 FEET OF LOT 6 (EXCEPT THE NORTH 166.70 FEET) IN BLOCK 4 IN FREDERICI.H. BARTLETT'S LAWRENCE AVENUE SUBDIVISION OF THE NORTH WEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED 26571458 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 26571457.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 17 AND STORAGE LOCKERS 33 AND 38, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 26571458.