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PREPARED BY:

Martin Cohn, Esq.
Clark Hill PLC
130 East Randolph Street – Suite 3900
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Doc#: 1933049125 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/26/2019 11:25 AM Pg: 1 of 3

Dec ID 20191001618263
ST/CO Stamp 1-293-625-696 ST Tax \$965.00 CO Tax \$482.50

RETURN TO:

Kevin Brennan, Esq.
Brennan Law Offices, Ltd.
155 North Michigan Avenue – Suite 700
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS:

John M. Podgorny and
Diana M. Roman-Podgorny
436 Grand Boulevard
Park Ridge, IL 60068

PROPERTY ADDRESS:

436 Grand Boulevard
Park Ridge, IL 60068

PROPERTY INDEX NUMBER:

09-26-405-031-0000

(This Space for Recorder's Use Only)

CT# 1965A 633014 LP

TRUSTEE'S DEED

ILLINOIS

THIS AGREEMENT, made as of this 12 day of November, 2019 between **Susan B. Sirvinkas** of Park Ridge, Illinois, not individually but in her fiduciary capacity as Trustee of the **Susan B. Sirvinkas Revocable Trust** dated September 2, 2005, ("Grantor") and **John M. Podgorny and Diana M. Roman-Podgorny** of 332 Edgemont Lane, Park Ridge, IL 60068, husband and wife, not as joint tenants, not as tenants in common but as **TENANTS BY THE ENTIRETY** (collectively "Grantee").

WITNESSETH, that Grantor for and in consideration of the sum of **TEN and 00/100 (\$10.00) Dollars**, and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged by these presents does **CONVEY** and **QUIT CLAIM** unto the Grantee and to their heirs and assigns, **FOREVER**, all right, title and interest of Grantor in and to real estate described in Exhibit "A" attached hereto and made a part hereof ("Property"), situated in the County of Cook and State of Illinois subject only to (a) covenants, conditions, restrictions; (b) private, public and utility easements of record; (c) roads and highways of record, if any; (d) real estate taxes not yet due and payable; and (e) the right of all persons claiming by through or under Grantee.

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim or hereditaments and appurtenances whatsoever belonging to Grantor, unto Grantee and its successors and assigns FOREVER.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the day and year first above written.

Susan B. Sirvinskas

Susan B. Sirvinskas, as aforesaid trustee

STATE OF ILLINOIS)
) SS.
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Susan B. Sirvinskas**, personally known to me to be the same persons who executed the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act in her fiduciary capacity as Trustee of the **Susan B. Sirvinskas Revocable Trust dated September 2, 2005** for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 12 day of November, 2019.



Linda Kochanski
Notary Public



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 39454

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EXHIBIT A

LEGAL DESCRIPTION

LOT 28 IN BOLTON'S ADDITION TO PARK RIDGE, IN THE WEST 1/2 OF THE OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: **09-26-405-031-0000**

Address of Property: **435 Grand Boulevard, Park Ridge, IL 60068**

Property of Cook County Clerk's Office