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Doc#: 1933908232 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/05/2019 10:20 AM Pg: 1 of 3

Dec ID 20191101656953
ST/CO Stamp 0-671-537-504 ST Tax \$432.00 CO Tax \$216.00
City Stamp 0-372-603-232 City Tax: \$4,536.00

494147 1/2 S.H.
**TRUSTEES DEED
ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Theodore Ploplis
3900 W. Bryn Mawr Ave.
Suite 310
Chicago, IL 60659

STEWART TITLE
700 E. Diehl Road, Suite 160
Naperville, IL 60563

(The Above Space for Recorder's Use Only)

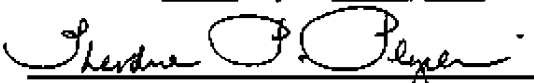
THE GRANTOR Theodore P. Ploplis, as trustee of the Theodore P. Ploplis Trust dated September 7, 2011, of 3900 W. Bryn Mawr Ave., Suite 310, Chicago, IL 60659 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid and pursuant to the power and authority vested in the Grantor as trustee, CONVEYS AND WARRANTS to Ralph Yasuo Nozki and Lori Ann Nozaki, as Co-Trustees of the Nozaki Family Trust dated December 18, 2017, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"
Permanent Index Number(s): ~~13-023-000-051-020~~ 13-02-300-005-1020

Property Address: 3900 W. Bryn Mawr Ave., Suite 310, Chicago, IL 60659

SUBJECT TO: Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling AND SUBJECT TO Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 6 day of Nov., 2019.


Theodore P. Ploplis, trustee

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STATE OF ILLINOIS)
) SS,
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Theodore p. Ploplis personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered in the instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 20th day of November, 2019.
Samantha Heneghan
Notary Public



THIS INSTRUMENT PREPARED BY
Ciesla & Pearse, PC
1755 S. Naperville Rd., Suite 100
Wheaton, IL 60189

MAIL TO:

Bonnie Keating
6230 N. Leona
Chicago, IL 60646

SEND SUBSEQUENT TAX BILLS TO:

Ralph Yasuo Nozaki and Lori Ann Nozaki, Co-Trustees of the Nozaki Family Trust
3900 W. Bryn Mawr Ave
Suite 310
Chicago, IL 60659

↑ grantee address

REAL ESTATE TRANSFER TAX	03-Dec-2019
CHICAGO:	3,240.00
CTA:	1,296.00
TOTAL:	4,536.00 *

13-02-300-005-1020 | 20191101656953 | 0-372-603-232
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	03-Dec-2019
COUNTY:	216.00
ILLINOIS:	432.00
TOTAL:	648.00

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EXHIBIT "A" LEGAL DESCRIPTION

File No.: 494147

PARCEL 1:

UNIT 310 IN CONSERVANCY AT NORTH PARK CONDOMINIUM I AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES:

THAT PART OF THE EAST 833 FEET OF THE WEST 883 FEET OF THE NORTH 583 FEET OF THE SOUTH 632 FEET OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ROADWAY BY DOCUMENT 26700736) DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ON THE NORTH LINE OF SAID TRACT A DISTANCE OF 833.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 0 DEGREES 06 MINUTES 27 SECONDS EAST ON THE EAST LINE OF SAID TRACT A DISTANCE OF 583 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST ON THE SOUTH LINE OF SAID TRACT A DISTANCE OF 255.38 FEET; THENCE NORTH A DISTANCE OF 120 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH ON THE LAST DESCRIBED LINE 89.0 FEET; THENCE WEST 78.0 FEET, THENCE NORTH 10.0 FEET, THENCE WEST 48.0 FEET, THENCE SOUTH 20.0 FEET, THENCE WEST 78.0 FEET THENCE SOUTH 89 FEET THENCE EAST 204 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 94923282 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 310 AND STORAGE SPACE 310, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 94923282.

PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS OVER COMMON AREAS AS SHOWN IN DECLARATION RECORDED OCTOBER 28, AS DOCUMENT 94923280.

PIN 13-02-300-005-1020

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