

# UNOFFICIAL COPY

Doc#. 2005246250 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/21/2020 09:57 AM Pg: 1 of 3

Dec ID 20200101688656  
ST/CO Stamp 0-347-006-816 ST Tax \$540.00 CO Tax \$270.00

**TRUSTEE'S DEED**  
(TENANCY BY THE ENTIRETY)

THIS INDENTURE, made this 12<sup>th</sup> day of January 2020, between Seller, TRACY L. SCHOPPEN, AS TRUSTEE UNDER THE PROVISION OF A TRUST AGREEMENT DATED THE 23<sup>RD</sup> DAY OF SEPTEMBER AND KNOWN AS THE GERALD F. SCHOPPEN AND TRACY L. SCHOPPEN JOINT TENANCY TRUST, party of the first part, and JAMES SCHUSTER and CAROL SCHUSTER, husband and wife, party of the second part, not as tenants in common, not as joint tenants, but as tenants by the entirety.

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 warrant unto said party of the second part, all interest in the following described Real Estate situated in the Village of Burr Ridge, County of Cook, State of Illinois, to wit:

FIRST AMERICAN TITLE  
ORDER# 3007857

SEE ATTACHED LEGAL DESCRIPTION.

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.

Commonly known as: 850 Village Center Drive, Unit 216, Burr Ridge, Illinois 60527

Permanent Index Number: 18-30-300-054-1016

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for uses and purposes herein and in said trust agreement set forth.

This Deed is executed and pursuant to and in the exercise of the power and authority granted to and vested in said Trustees by the terms of said deed or deeds in trusts delivered to said Trustees in pursuance of the trust agreement above mentioned.

In witness whereof, TRACY L. SCHOPPEN, Trustee, has hereunto set her hand and seal this 12<sup>th</sup> day of January 2020.

  
\_\_\_\_\_  
TRACY L. SCHOPPEN, Trustee

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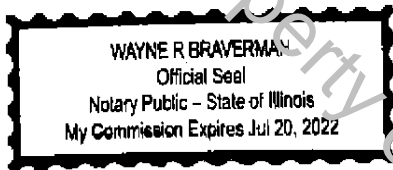
STATE OF ILLINOIS                    )  
   )  
 COUNTY OF DUPAGE                 )

SS

I, the undersigned, a Notary Public in and for the above County and State, do hereby certify that TRACY L. SCHOPPEN, Trustee, is personally known to me to be the same persons whose name 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 her free and voluntary act, as Trustee aforesaid, for the uses and purposes therein set forth.

Given under my hand and notary seal this 12<sup>th</sup> day of January 2020.

*Wayne R Braverman*  
 \_\_\_\_\_  
 Notary Public



Prepared by:

Wayne R. Braverman  
 Attorney at Law  
 60 West Randolph Street  
 Suite 333  
 Chicago, Illinois 60601

Mail to:

Mr. James L. Karras  
 Kelly & Karras, LLP  
 Attorneys at Law  
 1010 Jorie Boulevard  
 Suite 100  
 Oak Brook, Illinois 60523

Name and Address of Taxpayers and Grantees:

James and Carol Schuster  
 850 Village Center Drive  
 Unit 216  
 Burr Ridge, Illinois 60527

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## LEGAL DESCRIPTION

850 VILLAGE CENTER DRIVE  
UNIT 216  
BURR RIDGE, ILLINOIS 60527

UNIT 216 IN 850 VILLAGE CENTER DRIVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 6-2 IN THE FINAL PLAN OF SUBDIVISION FOR BURR RIDGE VILLAGE CENTER RESUBDIVISION, A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 23, 2008 AS DOCUMENT 0814422089, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-30 AND P-48, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0814422089.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-41, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0814422089.

PARCEL 4:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 4, 2006 AS DOCUMENT 0627734129 AND AMENDED AND RESTATED DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 30, 2007 AS DOCUMENT 0733403124 FOR ACCESS, PARKING, STORM WATER DRAINAGE, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION AND COMMUNICATION, VERTICAL UTILITIES, MAINTENANCE, ADJACENT BUILDING CONSTRUCTION, ENCROACHMENT, AND STRUCTURAL SUPPORT OVER, UPON AND UNDER THE COMMON AREAS OF LOTS 1 THROUGH 8 AND OUTLOTS A AND B IN BURR RIDGE VILLAGE CENTER SUBDIVISION.