

TRUSTEE'S DEED

UNOFFICIAL COPY

STATUTORY (ILLINOIS)

Doc#. 2005957101 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/28/2020 12:42 PM Pg: 1 of 2

Dec ID 20200201609641
ST/CO Stamp 0-197-316-448 ST Tax \$255.00 CO Tax \$127.50
City Stamp 0-466-282-336 City Tax: \$2,677.50

11030
ASHLAND

THE GRANTOR, AURICA COLTEA, as Trustee of the Lucian Coltea Declaration of Trust, dated September 27, 2018, of 428 East First Street, Hinsdale, DuPage County, Illinois, for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to LUIS A. PEREA and LAURA PEREA, his wife, of 1216 Milford Court, Naperville, Illinois, not as Tenants by the Entirety or as Tenants in Common, but in JOINT TENANCY, all interest in the following described Real Estate situated in the COUNTY OF COOK, in the STATE OF ILLINOIS, to-wit:

PARCEL 1:

Unit 301 in the 32-40 South Ashland Condominium, as delineated on a Plat of Survey of the following described real estate:

Block 9 in Samuel F. Smith's Subdivision of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Which survey is attached to the Declaration of Condominium recorded July 9, 2004 as document 0419119012, together with an undivided percentage interest in the common elements.

PARCEL 2:

The exclusive right to use storage space S-10, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as document 0419119012.

Subject to: general taxes for the year 2019 and subsequent years, covenants, restrictions, conditions and easements of record.

Permanent Real Estate Index Number(s): 17-18-208-002-1005

Address(es) of Real Estate: Unit 301, 36 S. Ashland Avenue, Chicago, IL 60607

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this 27th day of Feb., 2020

By: Aurica Coltea (SEAL)
AURICA COLTEA, Trustee of the LUCIAN COLTEA DECLARATION OF TRUST dated September 27, 2018

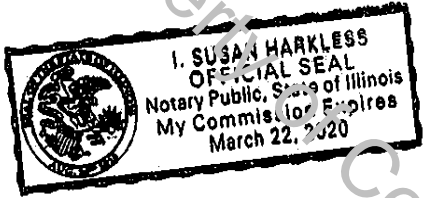
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, the UNDERSIGNED, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY, AURICA COLTEA, Trustee of the LUCIAN COLTEA DECLARATION OF TRUST dated September 27, 2018, is 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 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 herein.

GIVEN under my hand and official seal this 27 day of Feb, 2020.

Susan Harkless
Notary Public



THIS INSTRUMENT WAS PREPARED BY:

I. Susan Harkless
Attorney at Law
230 Coolidge Avenue
Barrington, IL 60010

MAIL TO:

THOMAS P. FEZZEY
Attorney at Law
600 West Roosevelt Road
Suite B-1
Wheaton, IL 60187

NAME & ADDRESS OF TAXPAYER:

LUIS A. PEREA and LAURA PEREA
1216 Millford Court
Naperville, IL 60504

Cook County Clerk's Office