

2065T269066pm 11:01  
TRUSTEE'S DEED  
(ILLINOIS)

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Doc#: 2010407008 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/13/2020 08:35 AM Pg: 1 of 3

Dec ID 20200301631877  
ST/CO Stamp 0-050-565-344 ST Tax \$320.00 CO Tax \$160.00

Property of Cook County Clerk's Office

THE GRANTORS **JOHN D. VITACCO AND MARLENE R. VITACCO, (HUSBAND AND WIFE), AS CO-TRUSTEES UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED JUNE 18, 2005 AND KNOWN AS THE JOHN D. VITACCO AND MERLENE R. VITACCO LIVING TRUST DATED JUNE 18, 2005**, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantors as trustees, convey to **TOBIN M. KUCHARSKI AND DIANE G. KUCHARSKI, Husband & wife not as tenants in common, not as joint tenants, \*** \_\_\_\_\_ at all interest in the following described real estate commonly known as 730 Creekside Dr., Unit 405C, Mount Prospect, IL 60056, and legally known as:

*\*but as tenants by the entirety forever,*  
**LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

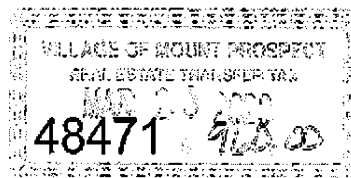
**SUBJECT TO:** hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

This deed is executed by the parties of the first part, as Co-Trustees, 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, SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.

Permanent Real Estate Index Number(s): 03-27-100-092-1135  
Commonly Known As: 730 Creekside Dr., Unit 405C, Mount Prospect, IL 60056

Dated this 17<sup>th</sup> day of March, 2020.

20200301631877



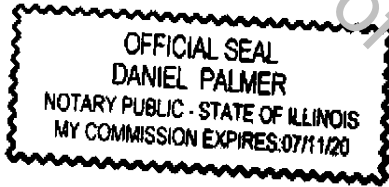
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John D. Vitacco  
 John D. Vitacco, As Co-Trustee  
Marlene R. Vitacco  
 Marlene R. Vitacco, As Co-Trustee

STATE OF ILLINOIS     )  
   ) SS,  
 COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John D. Vitacco and Marlene R. Vitacco personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their 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 .



Daniel A Palmer  
 Notary Public

THIS INSTRUMENT PREPARED BY  
 Palmer Law, LLC  
 2300 N. Barrington Road, Suite 330  
 Hoffman Estates, IL 60169

MAIL TO:  
 Karalis & Associates, Ltd.  
 2700 S. River Rd.  
 Suite 308  
 Des Plaines, IL 60018

SEND SUBSEQUENT TAX BILLS TO:  
 Tobin M. Kucharski and Diane G. Kucharski  
 730 Creekside Dr., Unit 405C  
 Mount Prospect, IL 60056

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## EXHIBIT A

### LEGAL DESCRIPTION

**Parcel 1:**

Unit Number 405C in Creekside at Old Orchard Condominiums, as delineated on a Survey of the following described tract of land:

Part of Lots 1 and 2 in Old Orchard Country Club Subdivision, being a Subdivision of part of the Northwest 1/4 of Section 27 and part of the East 1/2 of the Northeast 1/4 of Section 28 both in Township 42 North Range 11 East of the Third Principal Meridian, in Cook County, Illinois

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document number 96261584, as amended from time to time; together with its undivided percentage interest in the common elements in Cook County Illinois.

**Parcel 2:**

Easement for Ingress and Egress in favor of Parcel 1 created by Declaration recorded as document 96261584, as amended from time to time and by deed recorded April 30, 1999 as document 99416866

**Parcel 3:**

The exclusive right to the use of Parking Space P-4C and Storage Space S-4C as delineated on Survey attached to Declaration recorded as document 96261584, as amended from time to time

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