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Doc#: 2026215065 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/18/2020 01:33 PM Pg: 1 of 3

TRUSTEE'S DEED

H82356

This Indenture, made this 27th day
Of July, 2020, between, Peter J. Dedes as
Trustee of the Peter J. Dedes Trust dated
April 3, 2016, under the provisions of a Deed or
Deeds in Trust, duly recorded and delivered to
said Trustees, Party of the First Part, and Eric
Keller and Jordan Keller, Alan Masarek, as
joint tenants, Party of the Second Part.

* HUSBAND & WIFE
* * A MARRIED MAN

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
grant, sell and convey unto said Party of the Second Part, the following described real estate,
situated in Cook County, Illinois, to wit:

LEGAL DESCRIPTION ATTACHED

Permanent Real Estate Index Number: 14-33-121-080-1084
Property Address: 2036 N. LARRABEE STREET, UNIT 8204, CHICAGO, ILLINOIS 60614

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said Party of the Second Part, and to the proper
use, benefit and behalf forever of said Party of the Second Part.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and
vested in said Trustee by the terms of said Deed or Deeds in Trust delivered to said Trustee in
pursuance of the Trust Agreement above mentioned. This Deed is made subject to: General real
estate taxes not due and payable at the time of Closing, covenants, conditions and restrictions of
record, building lines and easements, if any, so long as they do not interfere with the current use
and enjoyment of the Real Estate.

IN WITNESS WHEREOF, said Party of the First Part has caused this document to be
properly executed on the day of year first above written.

Peter J. Dedes as Trustee of the Peter J. Dedes Trust dated April 3, 2016.

By


Peter J. Dedes, Trustee

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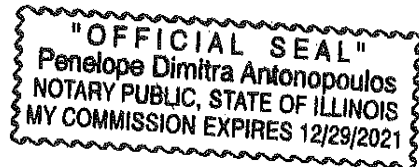
STATE OF ILLINOIS)
COUNTY OF COOK)

I, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, **PETER J. DEDES, Trustee**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as Trustees, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as a free and voluntary act of said Trustee for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 27th day of July, 2020.


Notary Public

Mail to:
SICAGUSA CALD
25 E. WASHINGTON
#700
CHICAGO, IL 60602



Name & Address of Taxpayer:

Eric Keller
Jordan Keller
Alan Masarek
839 W. WELLINGTON
UNIT 1
CHICAGO, IL 60657

Prepared By:

James P. Antonopoulos
Attorney at Law
5045 N. Harlem Avenue
Chicago, IL 60656

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PARCEL 1:

UNIT 8204 IN THE OZ PARK GARDENS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS AND PARTS OF LOTS IN M. REICH'S RESUBDIVISION OF BLOCK 28 IN CANAL TRUSTEE'S SUBDIVISION, CERTAIN LOTS AND PARTS OF LOTS IN BLOCK 1 OF JULIA FOSTER PORTER'S SUBDIVISION AND CERTAIN LOTS AND PARTS OF LOTS AND VACATED ALLEYS ADJACENT THERETO IN BLOCK 23 IN W.E. DOGGETT'S SUBDIVISION OF BLOCK 23 IN CANAL TRUSTEE'S SUBDIVISION, ALL IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0503119000, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCELS AS SET FORTH IN THE THE DECLARATION OF COVENANTS AND EASEMENTS, AND AS SHOWN ON PLAT ATTACHED THERETO, DATED AUGUST 10, 1971 AND RECORDED SEPTEMBER 17, 1971 AS DOCUMENT 21625497 AND FILED AS DOCUMENT LR2581839 AND CREATED BY DEED FROM WALPOLE POINT ASSOCIATES L.L.C. TO OZ PARK TOWNHOMES AND CONDOMINIUMS LLC RECORDED APRIL 13, 2004 AS DOCUMENTS 0410441252 - 0410441259

P.I.N 14-33-121-080-1084

C/K/A 2036 N LARRABEE STREET, UNIT 8204, CHICAGO, ILLINOIS 60614

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