



1083

206 NW 70700612M/120

# UNOFFICIAL COPY

Doc#: 2031044014 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/05/2020 07:20 AM Pg: 1 of 2

## TRUSTEE'S DEED

Send Subsequent Tax Bills To:

Grandview Capital LLC  
36 W 995 Red Gate Rd  
St Charles, IL 60175

Dec ID 20200901608327  
ST/CO Stamp 0-837-277-152 ST Tax \$160.00 CO Tax \$80.00  
City Stamp 0-175-920-608 City Tax: \$1,680.00

Mail Recorded Document to:

Karsten Koettel  
2000 McDonald Rd #200  
South Elgin, IL 60177

*Successor*  
**THE GRANTOR**, Joseph Labunski, as Trustee of the Sandra Gleba Revocable Trust, dated January 8, 2014, of 2548 W. Augusta Boulevard, 2F, Chicago, Illinois 60622, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Grandview Capital, LLC, an Illinois limited liability company, the following described Real Estate situated in the County of Cook in the State of Illinois and hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**SUBJECT TO:** General taxes for 2020 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Index Number: 16-01-414-041-1002;  
Common Address: 2548 W. Augusta Boulevard, 2F, Chicago, Illinois 60622  
Legal Description:

### PARCEL 1:

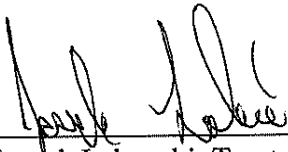
UNIT 2F IN THE 2548 WEST AUGUSTA CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
THE WEST 10 FEET OF LOTS 30, AND (EXCEPT THE WEST 5 FEET) LOT 29 IN LEHMER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;  
WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0528534125, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE FRONT BALCONY AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 0528534125.

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The date of this deed of conveyance is September 28, 2020.

  
 \_\_\_\_\_ (SEAL)  
 Joseph Labunski, Trustee

State of Illinois     )  
                                   ) ss  
 County of Cook     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph Labunski, Trustee of the Sandra Gleba Revocable Trust, dated January 8, 2014, 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 he signed, sealed and delivered this said instrument as his 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 official seal this 28<sup>th</sup> day of September 2020:

  
 \_\_\_\_\_ (My Commission Expires)  
 Notary Public



This instrument was prepared by:

Christy J. Jepson of Strecker, Jepson and Associates, 21020 North Rand Rd., Suite C-2, Lake Zurich, Illinois 60047