

TRUSTEE'S DEED

14202108

UNOFFICIAL COPY



Doc# 2032417016 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/19/2020 09:35 AM PG: 1 OF 2

Above Space for Recorder's Use Only

THIS INDENTURE, made this 6 day of August 2020 by John F. Powrozek, as Trustee, of the John F. Powrozek Trust dated August 10, 2013 and Elizabeth C. Powrozek, as Trustee, of the Elizabeth C. Powrozek Trust dated August 10, 2013, as joint tenants hereinafter referred to as Grantors, and Marianna Hybicka, 3821 N Naragansett, 3E, Chicago, Cook County, Illinois, hereinafter referred to as Grantee:

WHEREAS, Grantors is the duly acting Trustees of John F. Powrozek Trust dated August 10, 2013 and Elizabeth C. Powrozek Trust dated August 10, 2013, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantors, not individually but as such Trustees, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to: Marianna Hybicka, 3821 N Naragansett, 3E, Chicago, Cook County, Illinois pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as 6530 West Irving Park Road, #205, Chicago, IL 60634, legally described as:

PARCEL 1: UNIT NO. 205 IN MERRIMAC SQUARE CONDOMINIUM (I) AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 AND 4 IN PONTARELLI SUBDIVISION OF MERRIMAC SQUARE, A PART OF THE FRACTIONAL SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM MADE BY PARKWAY BANK AND TRUST COMPANY UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10346 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY AS DOCUMENT NUMBER 93-337398 TOGETHER WITH ITS UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY)

PARCEL 2: PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, ALONG AND UPON THE LAND, AS SET FORTH BELOW, AND FURTHER DELINEATED IN EXHIBIT "A" OF DOCUMENT NUMBER 92607113, FOR DRIVEWAYS, WALKWAYS, COMMON PARKING AND PARK AREAS AS CREATED BY DECLARATION OF COMMON EASEMENTS AND MAINTENANCE AGREEMENT DATE AUGUST 7, 1992 AND RECORDED AUGUST 14, 1992 AS DOCUMENT NUMBER 92607113 BY AND AMONG PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10176 AND PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10346

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-2 AND STORAGE SPACE NO. S-5, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 93337398

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2020 and subsequent years.

Permanent Index Number: 13-18-409-034-1005
Address(es) of Real Estate: 6530 West Irving Park Road, #205, Chicago, IL 60634

Handwritten initials and checkmarks in a vertical column on the right side of the page.

# UNOFFICIAL COPY

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustees, in and to the premises.

IN WITNESS WHEREOF, Grantors, not individually, but as Trustees aforesaid, has hereunto set their hand and seal the day and year first above written.

*John F. Powrozek Trustee*  
 John F. Powrozek, as Trustee, of the John F. Powrozek Trust dated August 10, 2013

*Elizabeth C. Powrozek as Trustee*  
 Elizabeth C. Powrozek, as Trustee, of the Elizabeth C. Powrozek Trust dated August 10, 2013

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 John F. Powrozek, as Trustee, of the John F. Powrozek Trust dated August 10, 2013 and Elizabeth C. Powrozek, as Trustee, of the Elizabeth C. Powrozek Trust dated August 10, 2013 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 the said instrument as such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 6<sup>th</sup> day of August, 2020

*Julia Hernandez*  
 NOTARY PUBLIC  
 Commission expires 4-11-2024



This instrument was prepared by: Debra R. Lester, Attorney at Law, 596 Webford Avenue, Des Plaines, IL 60016

**MAIL TO:**  
 Katarzyna Sak  
 7772 W Touhy Ave.  
 Suite D  
 Chicago, IL 60631  
 Or Recorder's Office Box No. \_\_\_

**SEND SUBSEQUENT TAX BILLS TO:**  
 MARIANNA HYBIKA  
 6530 West Irving Park Road. #205  
 Chicago, IL 60634

REAL ESTATE TRANSFER TAX		17-Aug-2020
	CHICAGO:	1,080.00
	CTA:	432.00
	TOTAL:	1,512.00 *
13-18-409-034-1005   20200801657683   0-776-430-048		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		17-Aug-2020
	COUNTY:	72.00
	ILLINOIS:	144.00
	TOTAL:	216.00
13-18-409-034-1005   20200801657683   0-737-350-112		