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GUARDIAN'S DEED

Doc#: 2032641049 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/23/2020 10:58 AM Pg: 1 of 3

Dec ID 20201001625500
ST/CO Stamp 0-293-786-592 ST Tax \$250.00 CO Tax \$125.00

THIS INDENTURE WITNESSETH, that the Grantor First Midwest Bank, Guardian of the Estate of the Estate of Antonios Katsoulis, a Person with a Disability, by virtue of a Court Order dated December 11, 2018 issued by the Circuit Court of Cook County, State of Illinois, and in exercise of the power and authority of sale granted to it, and in consideration of the sum of Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, and pursuant to and in accordance with the Order entered on September 10, 2020 by the Circuit Court of Cook County, Illinois in Cause No. 2018 P 7147, does hereby QUIT CLAIM(S) and CONVEY(S) unto Krzysztof Widerski, a single person, the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

SEE EXHIBIT 'A'

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the covenants, conditions, restrictions and building lines of record; (d) public utility easements; (e) acts done or suffered by Grantee(s) or anyone claiming by, through or under Grantee(s); (f) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (g) private easements, although Grantee(s) shall not take the property subject to any private easements not established by the Declaration; (h) the limitations and conditions imposed by the Illinois Condominium Property Act; (i) the Condominium Declaration, including all amendments and exhibits thereto and (j) installments due after the date of this instrument for assessments established pursuant to the Condominium Declaration;

NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number: 10-20-121-044-1035

Address of Real Estate: 8300 Concord Drive, Unit #405, Morton Grove, Illinois 60053

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DATED: October 14, 2020

FIRST MIDWEST BANK, Guardian of the Estate of
Antonios Katsoulias, a Person with a Disability

By: *Ilene LeRose*
Ilene LeRose, Asst. Vice-President

STATE OF ILLINOIS, COUNTY OF WILL ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ilene LeRose, as Asst. Vice-President of First Midwest Bank, 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, for the uses and purposes therein set forth.

Given under my hand and official seal on October 14, 2020



B. Gaughan (Notary Public)

Mail To:

Same →

Name & Address of Taxpayer:
Krzysztof Widorski
8300 Concord Drive, Unit #405
Morton Grove, Illinois 60053

Prepared By:
Gregg A. Garofalo
GAROFALO LAW GROUP
161 N. Clark Street, Suite 1600
Chicago, Illinois 60601
(312) 753-6000

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP
NO. 08336 AMOUNT \$ 750⁰⁰ DATE 10/14/20
ADDRESS 8300 Concord Unit 405
(VOID IF DIFFERENT FROM DEED)
BY *Stacy Sage*

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EXHIBIT "A" Legal Description

Situated in the County of Cook, State of Illinois, to wit:

Parcel 1:

Unit Number 405 in Trafalgar Square Condominium, as delineated on a Plat of survey of the following described real estate:

The South 390.55 feet of Lot 25 lying below a horizontal plane of 669.63 feet (ngvd) in Trafalgar Square, being a Resubdivision of parts of Section 20, Township 41 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded July 25, 2005 as Document Number 0520644060, in Cook County, Illinois, which survey is attached as Appendix "B" to declaration of condominium recorded march 29, 2007 as Document Number 0708815101, as amended by supplement no. 1 to declaration of Condominium ownership recorded April 12, 2007 as Document Number 0710209097, and as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of limited common elements Known as parking space p-88 and storage space s-88 as delineated on the Survey attached to the declaration aforesaid.

Parcel 3:

Non-exclusive perpetual easement for the benefit of parcel 1 Contained in the declaration of easements for Trafalgar Square of Morton grove recorded June 30, 2005 as Document 0518102246 for access, Ingress and egress over and across the "Austin avenue easement area" as Described therein.

Property Address: 8300 Concord Drive #405, Morton Grove, IL 60053
Permanent Index Numbers: 10-20-121-044-1035