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Doc# 2103320417 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/02/2021 01:32 PM Pg: 1 of 4

TRUSTEE'S DEED

THIS INDENTURE, Made this November 17, 2020, between ITASCA BANK & TRUST CO., as Trustee, 308 W. Irving Park Road, Itasca, Illinois 60143, an Illinois Corporation, as Trustee under the provisions of a deed or deeds in trust to said bank in pursuance of a trust agreement known on its records as Trust No. 12440 party of the first part, Alexander Kazanowski, individual not married

Dec ID 20201101663080
ST/CO Stamp 0-710-630-368 ST Tax \$70.00 CO Tax \$35.00
City Stamp 0-173-759-456 City Tax: \$735.00

* Dated March 17, 2009

of 7 Beechnut Drive, South Barrington, IL 60010 party(ies) of the second part,

WITNESSETH That said party of the first part, in consideration of the sum of TEN (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby convey and quitclaim unto said party(ies) of the second part, the following described real estate situated in Cook County, Illinois, to-wit:

PIN: #13-27-213-047-1008

FIDELITY NATIONAL TITLE
SC20028600

PROPERTY ADDRESS: 4006 West Nelson, #8G, Chicago, IL 60641

LEGAL: Unit "8G" in the West Nelson Condominium Association as delineated and defined on the plat of survey of the following described parcel of real estate:

The West 62 1/2 Feet and 5/8 Inches of Lots 9 and 10 in Block 1 in Belmont Gardens, a Subdivision of part of the Northeast 1/4 of Section 27, Township 40 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded June 18, 1913 known as Document 5209764, in Cook County, Illinois;

Which survey is attached as Exhibit "B" to Declaration of Condominium recorded August 4, 2005 as Document Number 0521639002, as amended from time to time, together with its undivided percentage interest in the common elements.

SUBJECT TO: 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 due and payable at the time of closing.

together with the tenements and appurtenances there unto belonging.

TO HAVE AND TO HOLD the same unto said party(ies) of the second part, and to the proper use, benefit and behoof forever of said party(ies) of the second part.

SUBJECT TO: All unpaid taxes and special assessments, if any, and any easements, encumbrances and restrictions of record. 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 the lien of every trust deed or mortgage conveying the above described premises (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Assistant Secretary, the day and year first above written.

ITASCA BANK & TRUST CO.

As Trustee as aforesaid.

By Gerald A. Wiel Trust Officer

Attest Soledad Gaytan Assistant Secretary

REAL ESTATE TRANSFER TAX		25-Nov-2020
COUNTY:		35.00
ILLINOIS:		70.00
TOTAL:		105.00

13-27-213-047-1008 | 20201101663080 | 0-710-630-368

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STATE OF ILLINOIS

County of DUPAGE

} SS.

I, THE UNDERSIGNED, A NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that the aforesaid Trust Officer of the ITASCA BANK & TRUST CO., and the aforesaid Assistant Secretary of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Assistant Secretary respectively, appeared before me in person, and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he/she, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as his/her own and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 17th day of November, 2020.



Debra A. Posavec

Notary Public

This document prepared by:
Itasca Bank & Trust Co.
308 W. Irving Park Rd.
Itasca, Illinois 60143

PLEASE MAIL TO:

PROPERTY ADDRESS
4006 West Nelson
#8G
Chicago, IL 60641

GRANTEE'S ADDRESS &
MAIL SUBSEQUENT TAX BILLS TO:

ALEXANDER KAZIMOWSKI
4006 W. Nelson #8G
Chicago, IL 60641

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EXHIBIT A

Order No.: SC20028600

For APN/Parcel ID(s): 13-27-213-047-1008

For Tax Map ID(s): 13-27-213-047-1008

UNIT "8G" IN THE WEST NELSON CONDOMINIUM ASSOCIATION AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE WEST 62 1/2 FEET OF 5/8 INCHES OF LOTS 9 AND 10 IN BLOCK 1 IN BELMONT GARDENS, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 18, 1913 AND KNOWN AS DOCUMENT NUMBER 5209764, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM RECORDED AUGUST 4, 2005 AS DOCUMENT NUMBER 0521639002, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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Add to legal description:

SUBJECT TO: General real estate taxes for 2020 ad subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the property.

Property of Cook County Clerk's Office