UNOFFICIAL CO

TRUSTEE's DEED **Illinois Statutory**

Mail to:

Doc#. 2104106112 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 02/10/2021 09:48 AM Pg: 1 of 3

Dec ID 20201201687596

ST/CO Stamp 1-229-494-288 ST Tax \$118.00 CO Tax \$59.00

Name & Address of Taxpayer: Luz A Duel 1216 S New Wilke Rd. Unit 104 Arlington Heights, II. 60005

RECORDER'S STAMP

The GRANTOR(S): Alan Bass, a married man of the Village of Schaumburg, County of Cook, State of Illinois and Faith Bass as Trustee of the Jordan Bass Supplemental Special Needs Trust, dated April 1, 2008, and pu suant to power and authority vested in the Grantor as trustee for and in consideration of Ten Solars (\$10.00) and other good and valuable consideration in hand paid. CONVEY AND WARRANT to Luz A. Duel as Trustee of the Luz A Duel Trust dated December 15, 2015 all interest in the following described land in the County of Cook, State of Illinois; to wit:

SF. ATTACHED LEGAL DESCRIPTION

Subject to:

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vected in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to: the liens of (II trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which ivin.

Office are hereby incorporated by reference herein. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

THIS IS NOT HOMESTEAD PROPERTY

PIN: 08-08-201-012-1043

Property Address: 1216 S New Wilke Rd. Unit 104 Arlington Heights, II. 60005

(seal)

Faith Bass in her capacity as Trustee of the Jordan Bass Supplemental Special Needs

Trust, dated April 1, 2008

20GNW162249PK

UNOFFICIAL COPY

STATE OF Illinois	}
	} s:
County of Cook	}

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT Alan Bass and Faith Bass in her capacity as Trustee of the Jordan Bass Supplemental Special Needs Trust, dated April 1, 2008 are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 notarial seal, December 1, 2020

WITNESS my hand and official seal.

Signature <

My Commission Expires

(Seal)

Prepared by:

Elias Mantzavrakos, Esq 1699 Wall St. Suite 420 Mount Prospect, II. 60056 ELIAS MANTZAVRAKOS
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
May 14, 2024

County - Illinois Transfer Stamps

Exampt under provisions of paragraph

Section 31-45, Real Estate

Transfer Tax Law

Date:

Buyer, Seller or Rep esentative

^{**}This conveyance must contain the name and address of Grantee for tax billing purposes: Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

2104106112 Page: 3 of 3

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT 8-104 IN MALLARD COVE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEYOF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 21, 1996 AS DOCUMENT 96889987 AS AMEDED FROM TIME TO TIME, TOGETHEP, W"TH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE PERFETUAL EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 CREATED BY THAT CROSS-EASEMENT AGREEMENT DATED SEPTEMBER 10, 1969 AND RECORDED NOVEMBER 26, 1969 AS DOCUMENT NUMBER 21023805 FOR INGRESS, EGRESS, PUBLIC UTILITIES, AND SANITARY SEWER AND WATER OVER THE PROPERTY SHADED ON EXHIBIT B ATTACHED TO SAID CROSS-EASEMENT AGREEMENT, IN COOK COUNTY, ILLINOIS.