

UNOFFICIAL COPY

Doc#: 2107425114 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/15/2021 02:30 PM Pg: 1 of 4

Trustee's Deed

ILLINOIS

Dec ID 20210101623469
ST/CO Stamp 1-106-463-760 ST Tax \$308.00 CO Tax \$154.00

Above Space for Recorder's Use Only

This AGREEMENT between GRANTORS, JAMES B. KONTEK, AS TRUSTEE OF THE JAMES B. KONTEK AND MARY KONTEK LIVING TRUST DATED SEPTEMBER 24, 2009 and MARY KONTEK, AS TRUSTEE OF THE JAMES B. KONTEK AND MARY KONTEK LIVING TRUST DATED SEPTEMBER 24, 2009, owners of 101 Summit Ave., Unit 603 & Parking Unit G-42, Park Ridge, IL 60068, and GRANTEE, JACQUELINE WILLMAN, AS TRUSTEE OF THE JACQUELINE WILLMAN REVOCABLE TRUST UNDER AGREEMENT DATED JUNE 7, 2001.

WITNESSES: The GRANTOR in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the GRANTOR as said Trustee and of every other power and authority the GRANTOR hereunto enabling, does hereby CONVEY and QUITCLAIM unto the GRANTEE, to hold all interest in fee simple, in the following described real estate, situated in the County of Cook in the State of Illinois to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

together with the tenements, hereditament, easements, and appurtenances hereunto belonging or in any wise appertaining.

SUBJECT TO: terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs; covenants, conditions and restrictions of record and general and real estate taxes not due and payable at the time of closing.

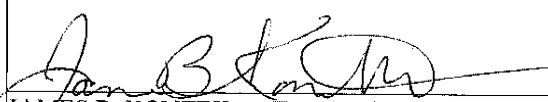
Permanent Real Estate Index Number(s): 09-35-207-031-1065 & 09-35-207-031-1117

Address(es) of Real Estate: 101 Summit Avenue, Unit 603 & Parking Unit G-42, Park Ridge, IL 60068

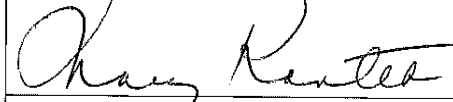
Dated this 22nd day of January, 2021

206NW450110PK
(AD)

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 JAMES B. KONTEK, as Trustee of the JAMES B. KONTEK
 and MARY KONTEK LIVING TRUST dated
 September 24, 2009

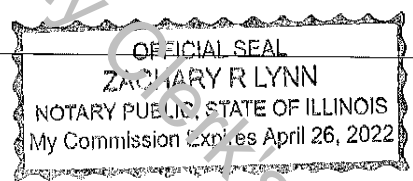


 MARY KONTEK, as Trustee of the JAMES B. KONTEK
 and MARY KONTEK LIVING TRUST dated
 September 24, 2009

State of ILLINOIS County of COOK, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
 HEREBY CERTIFY that the above-referenced JAMES B. KONTEK and MARY KONTEK 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/she
 signed, sealed and delivered the said instrument as a free and voluntary act, as such trustee for the above aforementioned trust, for the
 uses and purposes therein set forth.

Given under my hand and official seal, this 22nd day of January, 2021.


 _____ (Notary Public)



Prepared by:
 Zachary Lynn, Esq.
 Law Office of Zachary Lynn
 1215 S. 12th Street
 Saint Charles, IL 60174

Mail to & Name of Taxpayer:
 Jacqueline Willmar
 101 Summit Ave #603
 Park Ridge IL 60068

Mail Recorded Deed to:

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EXHIBIT "A" – LEGAL DESCRIPTION

PARCEL 1: RESIDENTIAL UNIT 603 AND COVERED PARKING UNIT G-42 IN THE SUMMIT CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1 AND 2 IN THE SUMMIT, BEING A RESUBDIVISION OF CERTAIN LOTS IN CERTAIN BLOCKS IN THE NORTH EAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23, 1984 AS DOCUMENT 27017048 IN COOK COUNTY, ILLINOIS,

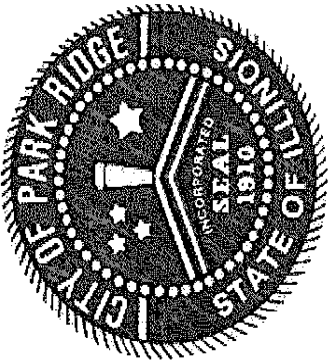
WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 88116446, IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 1, 1982 AND KNOWN AS TRUST NUMBER 55030. GREAT AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, AND THE CITY OF PARK RIDGE, A MUNICIPAL CORPORATION OF ILLINOIS, AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS DATED SEPTEMBER 7, 1983 AND RECORDED DECEMBER 20, 1983 AS DOCUMENT 26902934, FOR PARKING, INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED LAND: THE SOUTHEASTERLY 1/2 OF THAT PART OF EUCLID AVENUE VACATED BY ORDINANCE, DATED JULY 19, 1983 AND RECORDED DECEMBER 20, 1983 AS UNIT DB 071110 140328 RESIDENTIAL TITLE INSURANCE POLICY 7 72-42-239 SCHEDULE A CONTINUED DOCUMENT 26902933, WHICH LIES NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF LOT 20 EXTENDED NORTHWESTERLY IN BLOCK 2 IN OUTHET'S SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

505 Butler Pl, Park Ridge, Illinois 60068
p: (847) 318-5222 | transferstamp@parkridge.us | WWW.PARKRIDGE.US



Certificate # 21-000077

Pin(s)

09-35-207-031-1065

Address

101 SUMMIT AVE UNIT 603 & PARKING G4

*This certificate acts as a receipt that the above-mentioned party
has complied with City of Park Ridge Ordinance 2020-44*

Property Transfer Tax

\$616.00

Date

01/28/2021

X *Andrea Lamberg*

Andrea Lamberg
Finance Director