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2109519033D

Doc# 2109519033 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/05/2021 11:57 AM PG: 1 OF 2

**TRUSTEE
DEED
(ILLINOIS)**

Above Space for Recorder's use only

THIS INDENTURE, made as of the 29th day of March, 2021, by Mountain West IRA, Inc. FBO Brandon Roberts IRA, as to an undivided 50% interest and Mountain West IRA, Inc. FBO Laura Roberts IRA, as to an undivided 50% interest for and in consideration of Ten Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto Pro Investments Inc., an Illinois corporation ("Grantee") of Palos Hills, IL, the following described real estate in the County of Cook and State of Illinois, to wit:

Parcel 1A:

Unit 3 in the Derby Plaza Condominiums as delineated on a survey of the following described real estate: Lots 2, 3, 4, 5, outlot "A" and outlot "B" in Derby Plaza, being a subdivision in the Southwest 1/4 of Section 27, Township 37 North, Range 11 East of the Third Principal Meridian and recorded February 27, 2008 as document 0805803077 which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document 0814216038, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2B:

A non-exclusive easement for the benefit of Parcel 1A, as created by Parking, Access, Easement, Utilities, Signage, Refuse, Storm Water, Maintenance and Restricted Use Agreement dated April 30, 2008 and recorded May 21, 2008 as document 0814245100 for the purpose of "Parking and Access Common Area", as depicted on exhibit attached to said easement agreement. As amended and replaced by the terms of the Agreement for Reciprocal Easements, Covenants, Conditions and Restrictions; Derby Plaza Subdivision and Office Condominiums recorded July 10, 2019 as document 1919122075.

CKA: 14208 McCarthy Rd., Lemont, IL 60439

PIN: 22-27-300-080-1003

Subject to: covenants, conditions, restrictions of record, and building lines and easements, provided they do not interfere with the current use and enjoyment of the real estate, and general real estate taxes not yet due and payable.

REAL ESTATE TRANSFER TAX

31-Mar-2021



COUNTY:	94.00
ILLINOIS:	188.00
TOTAL:	282.00

22-27-300-080-1003

| 20210301671841 | 1-208-955-920

FIDELITY NATIONAL TITLE FCHE2100163LD

1 of 1

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DATED as of the 22 day of March, 2021.

Mountain West IRA, Inc. FBO Brandon Roberts IRA, An Undivided 50% Interest

By: *Adriane J. Hull* MOUNTAIN WEST IRA, INC.
BY: ADRIANE J. HULL
ITS: AUTHORIZED SIGNER

Mountain West IRA, Inc. FBO Laura Roberts IRA, An Undivided 50% Interest

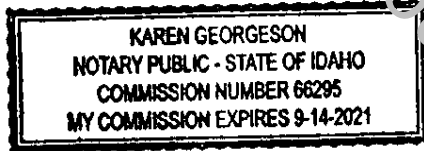
By: *Adriane J. Hull* MOUNTAIN WEST IRA, INC.
BY: ADRIANE J. HULL
ITS: AUTHORIZED SIGNER

State of Idaho
County of Ada, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Adriane J. Hull, 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 they/he/she signed, sealed and delivered said instrument as their/his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal as of the 22 day of March, 2021.

My commission expires 09/14/2021



Karen Georgeson
Notary Public

Name and Address of Preparer:

Gregory T. Mizen
Mizen Law
111 E. Jefferson Ave.
Naperville, IL 60540

Send Recorded Deed and Tax Bills To:

Pro Investments Inc.
9957 S Roberts Rd
Palos Hills, IL 60465

Clerk's Office