

UNOFFICIAL COPY

TRUSTEE'S DEED

Trust to Individual

Doc#: 2112041152 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/30/2021 03:23 PM Pg: 1 of 3

Dec ID 20210401609799
ST/CO Stamp 0-848-272-912 ST Tax \$240.00 CO Tax \$120.00

THE GRANTOR, BEATA KOZAK, AS SUCCESSOR TRUSTEE OF THE STANISLAWA PROKOP DECLARATION OF TRUST DATED OCTOBER 17, 2017 of Cook County, State of IL, in consideration of the sum of ten Dollars and 00/100 (\$10.00), receipt of which is hereby acknowledged, and pursuant to the power and authority vested in the grantor as trustee and of every other power and authority the grantor hereunto enabling, does hereby convey and quitclaim unto the grantee,

DEBRA A NAKAWATASE, a single person of 6115 N. Francisco #2N Chicago, IL 60659, and State of Illinois, to wit:

PARCEL 1:

UNIT 207 IN ABBEY MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

PARCEL A:

LOT 5 IN ASSESSOR'S SUBDIVISION IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B:

THE SOUTH 72.0 FEET OF LOT 4 IN SOUTHWEST FRACTIONAL QUARTER OF SECTION 30 TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AS DESIGNATED ON THE MAP OF SUBDIVISION BY ASSESSORS OF THE TOWN OF NILES, RECORDED AUGUST 15, 1855 IN BOOK 86, PAGES 147 AND 148, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 28, 1994 AS DOCUMENT 94999625, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 207 AND STORAGE SPACE 207, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM.

Address of the property: 7450 N WAUKEGAN RD UNIT 207 NILES IL 60714

Permanent Index Number: 10-30-301-051-1007

File nr: AT210360
After recording, mail to:
Arlina Title, LLC. +
6444 N. Milwaukee Ave. #1
Chicago, IL 60631
Ph. 312-651-6000

VILLAGE OF NILES REAL ESTATE TRANSFER TAX 4/24/21	
7450 Waukegan #207	
27295	\$ <u>720.00</u>

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SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2020 and subsequent years.

DATED this 26th day of April, 2021

Beata Kozak (SEAL)

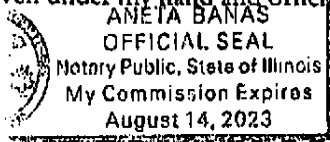
BEATA KOZAK, AS SUCCESSOR TRUSTEE OF THE STANISLAWA PROKOP DECLARATION OF TRUST DATED OCTOBER 17, 2017

State of IL

County of Cook

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BEATA KOZAK, AS SUCCESSOR TRUSTEE OF THE STANISLAWA PROKOP DECLARATION OF TRUST DATED OCTOBER 17, 2017, as trustee 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 signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of April, 2021



Aneta Banas
NOTARY PUBLIC

Commission expires 8/14, 2023

This instrument prepared by :

Anna Spears
Spears Law Group PC
55 Lakeview Lane
Barrington Hills IL 60010

MAIL TO:

SEND SUBSEQUENT TAX BILLS :

O'Grady Law Group P.C.
2222 Chestnut Ave. #308
Glencoe, IL 60026

Debra A. Nakamatase
7450 N. Waukegan Rd. #227
Niles, IL 60714

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File No: AT210360

EXHIBIT "A"**PARCEL 1:**

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WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 28, 1994 AS DOCUMENT 94999625, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

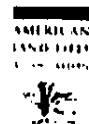
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**Property Address: 7450 N WAUKEGAN RD UNIT 207 NILES, IL 60714
Parcel ID Number: 10-30-301-051-1007**

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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*Commitment for Title Insurance (8-1-2016)
Technical Correction 4-2-2018
Schedule B - Part II*