

UNOFFICIAL COPY

Doc# 2120712007 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/26/2021 05:05 AM Pg: 1 of 2

TRUSTEE'S DEED

21CNW216122RM

CB 1052



Dec ID 20210601674616
ST/CO Stamp 0-054-780-688 ST Tax \$275.00 CO Tax \$137.50

THIS INDENTURE, made this June 23, 2021, by Leni Susan Kass, as Trustee of the Kass Family 2008 Trust Dated April 29, 2008, hereinafter referred to as GRANTOR(S),

of 115 Prairie Park Drive, #205, Wheeling, IL. 60090 for and in consideration of Ten and 00/100ths in hand paid and other good and valuable consideration, and pursuant to the power and authority vested in the Grantor as trustee, conveys and warrants to GRANTEE(S),

Michael Kuzmenko

of 23423 N. Indian Creek Road, Lincolnshire, IL. 60069 all the interest in the following described real estate located in COOK COUNTY, ILLINOIS.

PARCEL 1: UNIT NUMBERS 3-205, P-3-~~32~~⁷⁴, P-3-~~21~~⁷⁵ IN PRAIRIE PARK AT WHEELING CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOT 1 IN PRAIRIE PARK AT WHEELING SUBDIVISION OF PARTS OF THE NORTH 1/2 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 03, 2005, AS DOCUMENT NUMBER 0506203148, TOGETHER WITH IT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-3-~~108~~⁷¹ AND S-3-~~109~~⁷⁵, A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0506203148.

COMMONLY KNOWN AS: 115 PRAIRIE DRIVE, UNIT #205, WHEELING, IL. 60090


PIN: 03-02-100-082-1300 AND 03-02-100-082-1398 AND 03-02-100-082-1399

SUBJECT TO: General real estate taxes for 2020 and subsequent years and 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.

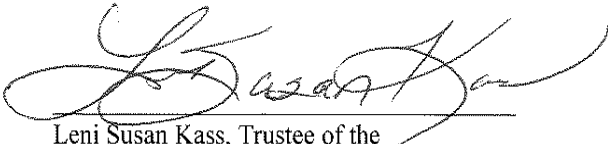
WHEREAS: Grantor(s) is the duly acting Trustees of the Leni Susan Kass, as trustee with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustee, in and to the premises.

IN WITNESS WHEREOF, Grantors, not individually, but as Trustee's aforesaid, have hereunto set their hands and seals the day and year first above written.


Real Estate Transfer Approved
Initials MS Date 6/22/21
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

UNOFFICIAL COPY




Leni Susan Kass, Trustee of the
Kass Family 2008 Trust

State of Illinois)
) ss
County of Cook)

The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Leni Susan Kass, as trustee 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.

Given under my hand and official seal this 23rd day of June 2021



Notary Public

MAIL TO:

Mr. Anthony DeFrenza
DeFrenza and Mosconi P.C.
707 Skokie Boulevard
Suite 410
Northbrook, Il. 60062

SEND SUBSEQUENT TAX BILLS TO:

Michael Kuzmenko
1145 Prairie Drive
Unit 205
Wheeling, Il. 60090

This instrument was prepared:

Garnello and Associates PC, 19 S. Bothwell Street, Palatine, IL. 60067