

UNOFFICIAL COPY

Doc#: 2123028279 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/18/2021 01:35 PM Pg: 1 of 3

Dec ID 20210801632266
ST/CO Stamp 0-680-109-840 ST Tax \$452.00 CO Tax \$226.00
City Stamp 0-365-668-112 City Tax: \$4,746.00

Property Address:
2649 W. Melrose St
Chicago, IL 60618

TRUSTEE'S DEED

This Indenture, made this 9th day of August 2021, between Parkway Bank and Trust Company, an Illinois Banking Corporation, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said corporation in pursuance of a trust agreement dated March 29, 2019 and known as 15963 as party of the first part, and Ronald Nunziato, Jr and Neil Leany, whose address is 4442 W. Sunnyside Ave, Chicago, IL 60648, ^{10/23/20} not as tenants in common, but as joint tenants with rights of survivorship as party(ies) of the second part.

* P. ** A Single Person
 * A Single Person

WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby grant convey and quit claim unto the said party(ies) of the second part, not as tenants in common, but as joint tenants with rights of survivorship all interest in the following described real estate situated in Cook County, Illinois, to wit:

See Exhibit A for Legal Description and PIN together with the tenements and appurtenances thereunto belonging.

This deed is executed pursuant to the power granted by the terms of the deed(s) in trust and the trust agreement and is subject to liens, notices, encumbrances of record and additional conditions, if any on the reverse side.

Parkway Bank and Trust Company, Trustee
under Trust Number 15963

By 
Joseph R. Sochacki
Vice President & Trust Officer

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453
2139206 1/2

Attest: 
Danielle Mc Kinley
Assistant Trust Officer

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EXHIBIT "A"

PARCEL 1: THE WEST 17.00 FEET OF THE EAST 69.77 FEET (AS MEASURED AT RIGHT ANGLES), OF LOT 13, IN THE BOATYARD AT BELMONT AND THE RIVER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 1998 AS DOCUMENT NUMBER 08163174, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND ACROSS ALL WALKWAYS, PRIVATE ROADS AND DRIVEWAYS LOCATED ON THE COMMUNITY AREA AS CONTAINED IN COMMUNITY DECLARATION FOR BELMONT RIVER CLUB RECORDED MARCH 1, 2000 AS DOCUMENT 00148623, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND ACROSS THE DRIVEWAYS AND WALKWAYS LOCATED ON THE TOWNHOME COMMON AREA AS CONTAINED IN DECLARATION FOR BELMONT RIVER CLUB TOWNHOMES RECORDED MARCH 1, 2000 AS DOCUMENT 00148624, IN COOK COUNTY, ILLINOIS.

PIN: 13-24-404-186-0000

CKA: 2649 W Melrose St Chicago, IL 60618