UNOFFICIAL CO

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 11 50618

TRUSTEE'S DEED

This Indenture, made this 9th day of August 2021, between Parkway Bank and Trust Company, an Illinoir 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, 2009 and known as 15963 as party of the first part, and Ronald Nunziato, Jr and Neil Lean, whose address is 4442 W. Sunnyside Ave, Chicago, Il 60618, not as tenants in common, but as joint tenants with rights of survivorship as party(ies) of the second part.

** 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 survivors up 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 'rust 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

Attest:

Assistant Trust Officer

Old Republic Title 9601 Southwest Highway Oak Lawn, IL 60453

2439406 1/2

Joseph Fl. Sochacki

Vice President & Trust Officer

UNOFFICIAL COPY

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

I, the undersigned, A Notary Public in an for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Joseph F. Sochacki, Vice President & Trust Officer and Danielle Mc Kinley, Assistant Trust Officer personally known to me to be the same persons whose names are subscribed to the foregoing instruments in the capacities shown, appeared before me this day in person, and acknowledged signing, sealing and delivering the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary scal, this 9th day of August, 2021.

Notary Public

"OFFICIAL SEAL"

LOLITA A. LYNCH

NOTARY PUBLIC STATE OF ILLIHOIS

My Commission Expires 05/25/2024

P.I.N.:13-24-404-186-0000

MAIL TAX BILLS TO:
Nunziato & Leahy
2649 W. Metrose St
Chicago, IL Gould

COUNTY: 226.00

LLINOIS: 452.00

7.57AL: 678.00

13-24-404-186-0000 | 20210.01632-66 | 0-680-109-840

MAIL RECORDED DEED TO: Ronald Nunziato, Jr

Neil Leahy

2649 W. Melrose St

Chicago II 60618

REAL ESTATE TRANSFER TAX		12-409-2021
## SA	CHICAGO:	3,390.00
	CTA:	1,356.00
199	TOTAL:	4,746.00 *

13-24-404-186-0000 20210801632266 0-365-668-112

*Total does not include any applicable penalty or interest due.

This instrument was prepared by: Danielle McKinley

Parkway Bank & Trust Company, 4800 N. Harlem Ave., Harwood Heights, IL 60706

2123028279 Page: 3 of 3

UNOFFICIAL COPY

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 AFING 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 I OVER AND ACROSS ALL WALKWAYS, PRIVATE ROADS AND DRIVEWAYS LOCATED ON THE COMMUNITY AREA AS CONTAINED IN COMMUNITY DECLARATION FOR BFLMONT RIVER CLUB RECORDED MARCH 1, 2000 AS DOCUMENT 00148623, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR INGRESS AND FGRESS 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 TOWN 10 MES RECORDED MARCH 1, 2000 AS DOCUMENT 00148624, IN COOK COUNTY, ILLINOIS. 750/7/C0

PIN: 13-24-404-186-0000

CKA: 2649 W Melrose St Chicago, IL 60618