

UNOFFICIAL COPY



2129457038

Doc# 2129457038 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/21/2021 03:45 PM PG: 1 OF 5

TRUSTEE'S DEED
(Individual)

This Indenture, made this 15th day of July, 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 September 21, 1995, and known as Trust Number 11194 as party of the first part, and BRUNO BUCCI, WHOSE ADDRESS IS: 600 East Northwest Highway, Palatine, Illinois 60074, as party of the second part.

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 of the second part all interest in the following described real estate situated in Cook County, Illinois, to wit:

See Exhibit A for Legal Description

COMMONLY KNOWN AS: 7762 West Higgins Road, Unit B, Chicago, Illinois 60631

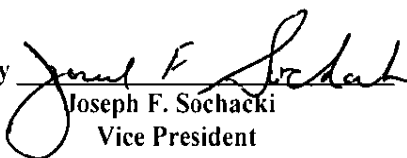
PERMANENT INDEX NUMBER(S): 12-01-311-096-0000

Together with the tenements and appurtenances thereunto belonging.

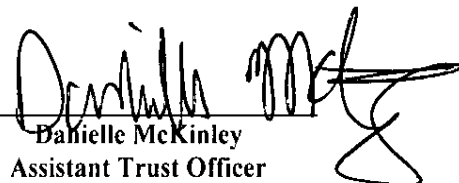
This deed is executed pursuant to the power granted by the terms of the deed(s) in trust and the trust agreement and is subject to liens, notices, and encumbrances of record and additional conditions, if any on the reverse side.

Parkway Bank and Trust Company, Trustee under Trust Number 11194.

By


Joseph F. Sochacki
Vice President
and Trust Officer

Attest:


Danielle McKinley
Assistant Trust Officer

UNOFFICIAL COPY

EXHIBIT A - LEGAL DESCRIPTION

THAT PART OF THE WEST 113.81 FEET OF THE EAST 222.81 FEET (AS MEASURED ALONG THE CENTER LINE OF HIGGINS AVENUE) AND THE NORTH 19 FEET (AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE) OF THE WEST 172.60 FEET OF THE EAST 395.41 FEET (AS MEASURED ALONG THE CENTER LINE OF HIGGINS AVENUE) ALSO BEING THE SOUTHERLY LINE OF LOT 2 IN ASSESSORS' SUBDIVISION OF LOT 2 IN ASSESSORS' SUBDIVISION OF THE SOUTH 1/2 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 15 ACRES OF SAID LOT 2 AND EXCEPT THE NORTH 358.0 FEET OF THAT PART OF LOT 2 LYING SOUTH OF THE NORTH 15 ACRES THEREOF) REFERRED TO AS A TRACT DESCRIBED AS FOLLOWS:

PARCEL 1: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID TRACT WITH THE NORTHERLY LINE OF WEST HIGGINS AVENUE; THENCE NORTH ON THE WEST LINE OF SAID TRACT 140.77 FEET; THENCE EAST 40.67 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING EAST 21.17 FEET; THENCE SOUTH 33.29 FEET; THENCE WEST 21.17 FEET; THENCE NORTH 33.29 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE WESTERLY ON THE NORTHERLY LINE OF SAID TRACT 74.20 FEET TO THE PLACE OF BEGINNING; THENCE SOUTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE 24.45 FEET; THENCE WEST ON A LINE PERPENDICULAR TO THE EAST LINE OF SAID TRACT 25.22 FEET; THENCE NORTHERLY 21.13 FEET TO A POINT IN THE NORTH LINE OF SAID TRACT, SAID POINT BEING 99.20 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID TRACT; THENCE EASTERLY 25.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT "1" THERETO ATTACHED DATED APRIL 26, 1965 AND RECORDED APRIL 27, 1965 AS DOCUMENT NO. 19446774 AND SUPPLEMENTAL DECLARATION OF EASEMENTS AND EXHIBIT "1" THERETO ATTACHED DATED OCTOBER 13, 1965 AND RECORDED OCTOBER 13, 1965 AS DOCUMENT NO. 19615431 MADE BY 4956 NORTH MASON BUILDING CORPORATION, A CORPORATION OF ILLINOIS, AND CONFIRMED BY JERRY-DICK BUILDING CORP., A CORPORATION OF ILLINOIS, IN DECLARATION DATED NOVEMBER 29, 1965 AND RECORDED DECEMBER 1, 1965 AS DOCUMENT NO. 19673029 AND AS CREATED BY THE DEED FROM 4956 NORTH MASON BUILDING CORPORATION TO CELIA GIERSCH, DATED SEPTEMBER 22, 1966 AND RECORDED OCTOBER 4, 1966 AS DOCUMENT NO. 19959425 AND RE-RECORDED AUGUST 8, 1967 AS DOCUMENT NO. 20222149, FOR THE BENEFIT OF PARCELS 1 AND 2 AFORESAID FOR INGRESS AND EGRESS OVER, ACROSS, UPON AND UNDER: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE TRACT DESCRIBED BELOW WITH THE NORTHERLY LINE OF HIGGINS AVENUE; THENCE WESTERLY ALONG THE NORTHERLY LINE OF HIGGINS AVENUE, 57.07 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING WESTERLY ON THE NORTHERLY LINE OF HIGGINS AVENUE, 9.04 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT 109.85 FEET; THENCE WEST 22.0 FEET; THENCE NORTH 4.0 FEET; THENCE EAST 36.0 FEET; THENCE SOUTH 5.80 FEET; THENCE EAST 40.83 FEET; THENCE SOUTH 4.0 FEET; THENCE WEST 45.83 FEET; THENCE SOUTH 104.87 FEET TO THE PLAT OF BEGINNING (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1);

UNOFFICIAL COPY

EXHIBIT A - LEGAL DESCRIPTION (CONTINUED)

ALSO

THE SOUTH 112.10 FEET AS MEASURED ON THE EAST LINE OF THE TRACT DESCRIBED BELOW OF THAT PART LYING NORTH OF THE NORTHERLY LINE OF HIGGINS AVENUE OF THE EAST 11.0 FEET OF SAID TRACT MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID TRACT (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1);

ALSO

COMMENCING AT THE NORTHEAST CORNER OF THE TRACT DESCRIBED BELOW; THENCE SOUTH ON THE EAST LINE OF SAID TRACT 55.66 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH ON THE LAST DESCRIBED LINE 17.46 FEET; THENCE WEST 11.0 FEET; THENCE SOUTH 6.0 FEET; THENCE WEST 9.0 FEET; THENCE NORTH 6.0 FEET; THENCE WEST 12.74; THENCE NORTH 39.09 FEET; THENCE WEST 69.59 FEET; THENCE SOUTH 10.0 FEET; THENCE WEST 11.0 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH 9.88 FEET TO A CORNER OF SAID TRACT; THENCE WESTERLY PARALLEL TO THE NORTHERLY LINE OF SAID TRACT 26.34 FEET TO A CORNER OF SAID TRACT; THENCE NORTHEASTERLY 26.87 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT; THENCE SOUTHERLY PERPENDICULAR TO THE NORTHERLY LINE OF SAID TRACT 10 FEET; THENCE EASTERLY PARALLEL TO THE NORTHERLY LINE OF SAID TRACT 75.0 FEET; THENCE NORTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE 10 FEET TO THE NORTHERLY LINE OF SAID TRACT; THENCE EASTERLY ON THE NORTHERLY LINE OF SAID TRACT 29.02 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT 33 FEET; THENCE EAST 4.0 FEET; THENCE SOUTH 20.0 FEET; THENCE EAST 16 FEET TO THE PLACE OF BEGINNING (EXCEPT THAT PART THEREOF FALLING IN PARCEL 2, ALL IN THE WEST 113.81 FEET OF THE EAST 222.81 FEET (AS MEASURED ALONG THE CENTER LINE OF HIGGINS AVENUE) AND THE NORTH 19 FEET (AS MEASURED AS RIGHT ANGLES TO THE NORTH LINE) OF THE WEST 172.60 FEET OF THE EAST 395.41 FEET (AS MEASURED ALONG THE CENTER LINE OF HIGGINS AVENUE); ALSO BEING THE SOUTHERLY LINE OF LOT 2 IN ASSESSOR'S SUBDIVISION) OF LOT 2 IN ASSESSOR'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 15 ACRES OF SAID LOT 2 AND EXCEPT THE NORTH 358.0 FEET OF THAT PART OF LOT 2 LYING SOUTH OF THE NORTH 15 ACRES THEREOF) AND EXCEPTING THAT PORTION OF THE ABOVE DESCRIBED TRACT LYING WEST OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF SAID TRACT 163.50 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT IN THE SOUTH LINE OF SAID TRACT 147.03 FEET EAST OF THE SOUTHWEST CORNER THEREOF, IN COOK COUNTY, ILLINOIS.

Common Address: 7762 W. Higgins Road, Unit F, Chicago, Illinois 60631

PIN: 12-01-311-096-0000

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. 1(c) and Cook County Ord. 93-0-27 par. e

Date 10/21/21 Sign. Emily Anderson

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: October 5, 2021

SIGNATURE: [Signature] as Attorney for Grantor
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

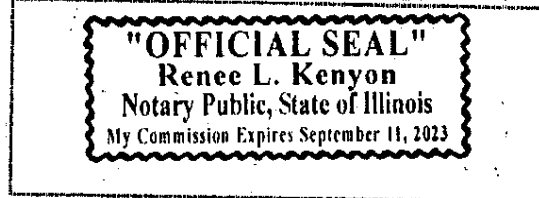
Subscribed and sworn to before me, Name of Notary Public: Renee Kenyon

By the said (Name of Grantor): Brian M. Spangler, Attorney for Grantor

AFFIX NOTARY STAMP BELOW

On this date of: October 6, 2021

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 10 | 6 | 2021

SIGNATURE: [Signature] as Attorney for
GRANTEE or AGENT
Grantee

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Angeline Griffith

By the said (Name of Grantee): Michael T. Wurster, Attorney for Grantor

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 6 | 2021

NOTARY SIGNATURE: [Signature]



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)