210115900495 PREPARED BY:

UNOFFICIAL COPY

Kathryn M. Cremevius 236 E. Northwest Hwy, Suite C Palatine, IL 60067

Doc#. 2136306143 Fee: \$98.00 Karen A. Yarbrough

Karen A. Yarbrough Cook County Clerk

Date: 12/29/2021 09:33 AM Pg: 1 of 2

Dec ID 20211201667437

ST/CO Stamp 0-987-601-552 ST Tax \$271.00 CO Tax \$135.50

VILLAGE OF MOUNT PROSPECT

MAIL TAX BILL TO:

Diane L. Demas 730 Creekside Dr., Unit 403C Mt. Prospect, IL 60056

MAIL RECORDED DEED TO:

Mr. Anthony Demas 5045 N. Harlem Ave. Chicago, IL 60656

TRUSTEE'S WARRANTY DEED

Statutory (Illinois)

This Indenture is made this 15 day of Accepta, 20 21.

THE GRANTOR(S), Anita M. Thomas, not individually but as Trustee of the Anita M. Thomas Trust, established 2/5/1997, of the City of Oak Brook, State of Illinois, under the provision of a deed or deeds in trust duly recorded and delivered to said trustee in pursuance of a trust agreement dated February 5, 1907, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to GRANTEE(S), Diane L. Demas, a widow and not since remarried, of 730 Creekside Dr., Unit 403C, Mt. Prospect, IL 60056, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Parcel 1: Unit No. 403C and the exclusive right to the use of Parking Space P13C and Storage Space S13C Limited Common Elements in Creekside at Old Orchard Condominiums, as deline ted on a Survey of the following described tract of land: Parts of Lots 1 and 2 in Old Orchard Country Club Subdivision, being a Subdivision of part of the Northwest 1/4 of Section 27 and part of the East 1/2 of the Northeast 1/4 of Section 28, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded April 8, 1996 as Document No. 96261584 as amended from time to time, together with its undivided percentage interest in the Common Elements, in Cook County, Illinois.

Parcel 2: Easement for Ingress and Egress in favor of Parcels 1 and 2 created by Declaration recorded as Document No. 96261584 as amended from time to time.

Permanent Index Number(s): 03-27-100-092-1133

Property Address: 730 Creekside Dr., Unit 403C, Mt. Prospect, IL 60056

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2021 and thereafter, and all covenants, conditions, restrict on, building lines, and easements of record; applicable zoning laws, ordinances, and other governmental regulations, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, Condominium Declaration and all Amendments, public and utility easements including any easements established by or implied from the Condominium Declaration or Amendments thereto, party wall rights and agreements, installments due after date of closing of general assessments established pursuant to the Condominium Declaration.

Hereby releasing and waiying all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

To Have and To Hold the same unto said party of the second part, and to the proper use, benefit, and behold forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Trustee's Warranty Deed-Tenans by the Entirety-Condo ATG FORM 4011

FOR USE IN: ALL STATES

2136306143 Page: 2 of 2

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Dated this day of	1) ecentr, 2021	_		
' 			ot individually but as Tr as Trust, established 2/2	
		By: Guita	M. nomas	
STATE OF IL COUNTY OF Cook) SS.			
COUNTY OF Cook)			
I, the undersigned, a Notary P individually but as Trusted of the whose name(s) is/are subscribed he/she/they signed, sealed and delivest forth, including the release and	Anita M. Thomas Trust, estate to the foregoing instrument, vered the said instrument, as he wiver of the right of homester.	plished 2/5/1997, personal appeared before me the his/her/their free and volund.	ally known to me to be is day in person, and intary act, for the uses a	the same person(s) acknowledged that and purposes therein
	Given under my hand and no	tarial seal, this // tarial seal, this	day of	, 2021
	Ox	_prhage_	-	
		Silve advan	Notary Public	
1		FIVIN COLUMN	PLACIA	
Exempt under the provisions of par-		English COMMIS	Notary Public i Giron expires: PWC/AL SEAL BLIC STATE OF ILL SION EXPIRES:012922	2
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