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PREPARED BY:

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

Doc#: 2136306143 Fee: \$98.00
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

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 15th day of December, 2021.

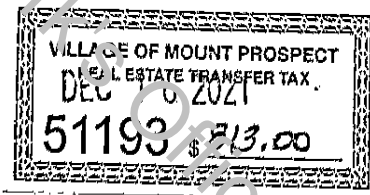
THE GRANTOR(S), Anita M. Thomas, not individually but as Trustee of the Anita M. Thomas Trust, established 2/5/1997, of the City of Oak Brook, State of Illinois, under the provision of a deed or deeds in trust duly recorded and delivered to said trustee in pursuance of a trust agreement dated February 5, 1997, 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 delineated 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, restrictions, 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 waiving 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.

