

# UNOFFICIAL COPY

19411568  
TRUSTEE'S DEED

Doc#: 2206107487 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/02/2022 01:01 PM Pg: 1 of 2

Dec ID 20220201627372  
ST/CO Stamp 0-436-897-168 ST Tax \$230.00 CO Tax \$115.00

**THIS INDENTURE**, made this 18<sup>th</sup> day of February, 2022 by Smaranda Moore, Successor Trustee of the Liana Ardelean Living Trust, dated July 23, 2021, hereinafter referred to as Grantor, and Philip Chamakkalayil Varkey and Sucey Philip hereinafter referred to as Grantees:

*(# of 1404 Carol Street Apt. A, Park Ridge, IL 60068)*

**WHEREAS**, Grantor is the duly acting Successor Trustee of a Living Trust dated July 23, 2021, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

**NOW, THEREFORE**, the Grantor, not individually but as such Successor Trustee, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to Philip Chamakkalayil Varkey and Sucey Philip, pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as 1685 Mill Street, Unit #203, Des Plaines, IL 60016, legally described as:

*as tenants By the Entirety*

**PARCEL 1: UNIT 203 TOGETHER WITH IS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MILL RUN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 9580563, IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE NUMBER P15 AND STORAGE SPACE NUMBER S15, A LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number: 09-16-304-018-1003  
Address(es) of Real Estate: 1685 Mill Street, Unit #203, Des Plaines, IL 60016

# USI

**SUBJECT TO:** Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2021 and subsequent years.

**TOGETHER WITH ALL** right, title, and interest whatsoever, at law or in equity of said Successor Trustee, in and to the premises.

**REAL ESTATE TRANSFER TAX**

01-Mar-2022



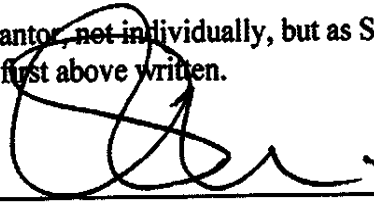
COUNTY: 115.00  
ILLINOIS: 230.00  
TOTAL: 345.00

09-16-304-018-1003

| 20220201627372 | 0-436-897-168

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IN WITNESS WHEREOF, Grantor, ~~not~~ individually, but as Successor Trustee aforesaid, has hereunto set their hand and seal the day and year first above written.




Smaranda Moore, Successor Trustee of the Liana Ardelean Living Trust,  
Dated July 23, 2021

STATE OF ILLINOIS        )  
  ) ss  
COUNTY OF                )

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Smaranda Moore is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 19<sup>th</sup> day of February, 2022.



  
\_\_\_\_\_  
NOTARY PUBLIC  
Commission expires 1/11/23

Dan Farrell

This instrument was prepared by: Law Office of Farrell & Farrell, Ltd., 4550 W. 103rd Street, Suite 202, Oak Lawn, IL 60453

**MAIL TO:**  
Lauren LoMonaco  
3 W. Hawthorn Pkwy, Ste. 180  
Vernon Hills, IL 60061

**SEND SUBSEQUENT TAX BILLS TO:**  
Philip C. Varkey & Suci Philip  
1685 Mill St., Unit #203  
Des Plaines, IL 60016

