

22-5115B UNOFFICIAL COPY  
QUIT CLAIM DEED

Doc#: 2214506203 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/25/2022 02:21 PM Pg: 1 of 2

Dec ID 20220501627188  
ST/CO Stamp 0-374-833-040  
City Stamp 0-021-102-480

The Grantor, Kathleen Kiss, a single person, of Unit 609, 6530 West Irving Park Road, Chicago, IL 60634, in consideration of the sum of TEN and no/100 Dollars and other good and valuable consideration in hand paid, do hereby convey and **QUIT CLAIM** unto Ellen Berman, Trustee of the Phyllis K. Snyder Trust No. 101, dated June 2, 2008, in fee simple, the following

(Reserved for Recorder's Use Only)

described real estate, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to hold said premises in fee simple forever, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

Commonly Known as: Unit 605, ~~6400~~ <sup>6530 West Irving Park</sup> West Irving Park Road, Chicago, IL 60634

Property Index Numbers: 13-16-409-034-1045

together with the tenements and appurtenances thereunto belonging.

Exempt under Real Estate Transfer Tax Act, Sec. 4, Para. [Signature]  
Ellen Berman, Trustee Dated: May 24, 2022

IN WITNESS WHEREOF, said Grantor has caused its name to be signed below.

Dated: May 18, 2022  
[Signature: Kathleen Kiss]  
Kathleen Kiss

STATE OF ILLINOIS ) I, Robert S. Pinzur, a Notary Public in and for said County, in the State  
COUNTY OF LAKE ) aforesaid, do hereby certify Kathleen Kiss, of Chicago, Illinois, person ally  
personally known to me to be the same person whose name is subscribed  
to the foregoing instrument, appeared as a free and voluntary act, for the  
uses and purposes therein set forth.

GIVEN under my hand and seal this May 18, 2022

[Signature: Robert S. Pinzur]  
NOTARY PUBLIC



Prepared By: Robert S. Pinzur, Pinzur, Cohen & Kerr, Ltd., Suite 208, 4180 RFD Route 83, Long Grove, IL 60047  
MAIL TAX BILL TO: Ellen Berman, Trustee, 429 Parkside Ave Itasca IL 60143

MAIL TO: Morrison & Assoc, 143 N. Bloomingdale Rd, Bloomingdale IL 60018  
Grantees Address

# UNOFFICIAL COPY

15828-22-81153-IL

Property Address: 6530 W. Irving Park Road, Unit 605, Chicago, IL 60634  
Parcel ID: 13-18-409-034-1045

**PARCEL 1:**

UNIT NO. 605 IN MERRIMAC SQUARE CONDOMINIUM III AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 4 IN PONTARELLI SUBDIVISION OF MERRIMAC SQUARE, A PART OF THE FRACTIONAL SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM MADE BY PARKWAY BANK AND TRUST COMPANY UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10346 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY AS DOCUMENT NUMBER 93337398 TOGETHER WITH ITS UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

**PARCEL 2:**

PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, ALONG AND UPON THE LAND, AS SET FORTH BELOW, AND FURTHER DELINEATED IN EXHIBIT "A" OF DOCUMENT NUMBER 92607113, FOR DRIVEWAYS, WALKWAYS, COMMON PARKING AND PARK AREAS AS CREATED BY DECLARATION OF COMMON EASEMENTS AND MAINTENANCE AGREEMENT DATED AUGUST 7, 1992 AND RECORDED AUGUST 14, 1992 AS DOCUMENT NUMBER 92607113 BY AND AMONG PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10345, PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 5, 1991 AND KNOWN AS TRUST NUMBER 10176 AND PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10346.

**PARCEL 3:**

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P- 46 AND STORAGE SPACE. NO. S- 45 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 93337398.