

A22-2354 Ko

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Doc#: 2215917021 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/08/2022 10:27 AM Pg: 1 of 4

TRUSTEE'S DEED

PREPARED BY: Peter W. Schmidt
P. O. Box 852, La Grange, Illinois 60525

Dec ID 20220501632067
ST/CO Stamp 1-537-413-200

MAIL TO:

Avni Shah
2015 W Fullerton Ave
Chicago, IL 60647

MAIL TAX BILLS TO:

Danny DiCesola of DD3 Builders
4313 S Harlem Ave #7
Stickney, IL 60402

==> LEAVE ABOVE SPACE BLANK <==

Peter Schmidt, successor trustee to Martin J. Drechen, not personally but as Trustee under the provisions of a certain Trust Agreement dated October 5, 2018, and known as Trust No. 10518-1, as may have been amended from time to time, and acting pursuant to the Trust and the provisions of a deed in trust, duly recorded and delivered in pursuance of said Trust, **Grantor**, in consideration of the sum of \$10.00 and other good and valuable consideration in hand paid, conveys and quitclaims to Beata Borowska, a single woman, of 4313 S. Harlem Avenue, Unit 7, Stickney, Illinois 60402, **Grantee**, all right, title and interest in the following described real estate, situated in Cook County, Illinois:

Legal Description: ATTACHED

Permanent Index Number: 19-06-300-045-1007

Commonly known as: 4313 S. Harlem Avenue, Unit 7, Stickney, Illinois 60402

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2021 and subsequent years; and

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This deed is made subject to the lien of every trust deed or mortgage (if any) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery of this deed.

It is expressly understood and agreed by and between the parties and all successors and assigns that this Trustee's Deed is delivered from the Grantor solely as Trustee under the Trust in the exercise of authority conferred upon such Trustee therein, and not delivered from the Grantor personally. No personal liability or responsibility is assumed by or shall be enforceable against said Trustee, either expressly or implicitly.

Nothing in this document shall be construed as creating any liability on the Trustee personally to pay any indebtedness accruing thereunder, or to perform any covenants, either expressed or implied, including but not limited to warranties, indemnifications, and hold harmless representations in the document (all such liability, if any, being expressly waived by the parties hereto and their respective successors and assigns), and that as far as the Trustee is concerned, the owner of any indebtedness or right accruing

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under the document shall look solely to the premises described therein for the payment or enforcement thereof, it being understood that the Trustee merely holds legal title to the premises described therein and has no control over the management thereof or the income therefrom, and has no knowledge respecting any factual matter regarding the premises except as represented to it by the beneficiary or beneficiaries of the Trust. The Trustee makes no personal representations as to, nor shall it be responsible for, any environmental conditions, duties or obligations concerning the property, whether under any federal, state or local law of any sort. The beneficiaries of the Trust have management and control of the use of the property and as such have the authority on their own behalf to execute any document as to environmental representations, but not as agent for or on behalf of the Trustee.

EXEMPT under provisions of paragraph (e), Section 31-45, Property Tax Code, [Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub. par. e] and Section 74-106(5), [Cook County Ord. 93-O-27, par. E], Cook County Ordinances.

IN WITNESS WHEREOF, the Grantor, as Successor Trustee as aforesaid, now conveys said property.

Trust No. 10518-1 dated October 5, 2018, By:

Peter Schmidt
Peter Schmidt, Solely As Successor Trustee

Dated: May 25, 2022

VILLAGE OF STICKNEY
TRANSACTION EXEMPT FROM REAL
ESTATE TRANSFER TAX ACCORDING TO
PARAGRAPH
DATED THIS 25 DAY OF May 2022
VILLAGE COLLECTOR

State of Illinois)
) ss
County of Cook)

I, the undersigned, a notary public in and for said County, State of Illinois, DO HEREBY CERTIFY that Peter Schmidt, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person not individually but solely as successor trustee under a certain Trust Agreement dated October 5, 2018, and known as Trust No. 10518-1, and acknowledged that said person signed and delivered the said instrument as the free and voluntary act of said person as such trustee and of the trust, for the uses and purposes therein set forth.

Given under my hand and official seal

this 25th day of May, 2022.



Leonard R. Kavucky
Notary Public

Commission expires: JANUARY 25, 2025

| REAL ESTATE TRANSFER TAX | | 08-Jan-2022 |
|--------------------------|--|-------------|
| COUNTY: | | 0.00 |
| ILLINOIS: | | 0.00 |
| TOTAL: | | 0.00 |

19-06-303-045-1007 | 20220501632067 | 1-637-413-290

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Legal Description

Unit 7 in 4313 S. Harlem Avenue Condominiums as delineated on following described parcel of real estate:

Parcel 1: The North 12.50 feet of Lot 23 and all of Lot 24 in Prerost Edgewood Homes Second Addition, being a Subdivision of Block 29 (except the East 375 feet thereof) in Circuit Court Partition of Section 6, Township 38 North, Range 13 East of the Third Principal Meridian, according to the Plat thereof recorded May 6, 1959 as Document 17530729; and

Parcel 2: Easement for the benefit of Parcel 1 as set forth in the Declaration of easements and Exhibit "A" thereto attached, made by Chicago Title and Trust Company, as trustee under trust agreement dated July 3, 1957 known as Trust Number 39367, and recorded September 11, 1959 as Document Number 17655504 and created by deed from Chicago Title and Trust Company, as trustee under Trust Number 39367 to Joseph Kupp dated December 28, 1962 and recorded January 8, 1963 as Document Number 18691200 for ingress and egress, in Cook County, Illinois;

Which Plat of Survey is attached as Exhibit "C" to the Declaration of Condominium recorded September 25, 2006 as Document No. 062683107, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Property Address:
4313 S Harlem Ave Unit 7
Stickney, IL 60402

Pin: 19-06-300-045-1007

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Dated: May 25, 2022

Signature *Peter Schmidt*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY
THE SAID PETER SCHMIDT
THIS 25TH DAY OF MAY, 2022.

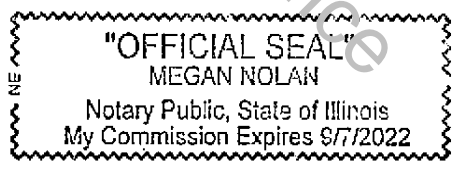


NOTARY PUBLIC *Leonard R. Kaucky*

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Dated: May 25, 2022 Signature *Hanna Borawska*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY
THE SAID *Borawska*
THIS 25 DAY OF May, 2022.



NOTARY PUBLIC *Megan Nolan*

Note: 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 Section 4 of the Illinois Real Estate Transfer Tax Act.]