# 220076426V UNOFFICIAL CC

### TRUSTEE'S DEED

THIS INSTRUMENT WAS PREPARED BY:

**Helen Barrett Fanning** Attorney at Law 444 N Northwest Highway Ste 201 Park Ridge, II 60068

Doc#. 2223746044 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 08/25/2022 11:48 AM Pg: 1 of 2

Dec ID 20220701689399

ST/CO Stamp 1-230-096-976 ST Tax \$235.00 CO Tax \$117.50

THE GRANTOR, MARCARET OGRODOWSKI, as trustee under TRUST AGREEMENT dated April 25, 2016 known as Trust out, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) in hand paid, conveys and warrants to the Grantees, GRANDVIEW CAPITAL, LLC., an Illinois Limited Liability Company. of 36W995 Red Gate Rd., St. Charles, IL 60175, County of Kane, State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT 1-802 IN THE LIBRARY COURTE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PART OF LOT 5 IN LIBRARY PLAZA SUBDIVISION OF PART C. SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED IN THE OFFICE OF THE RECORDED OF DEEDS OF COOK COUNTY, ON AUGUST 17, 1999 AS DOCUMENT NUMBER 99784926 IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010707755, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER C1 26 AND STORAGE SPACE NUMBER S1U-4 AS LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO RECORDED AS DOCUMENT NUMBER 0010707755 AS AMENDED FROM TIME TO TIME.

PARCEL 3: NON EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND ESPLESS OVER AND UPON LOT 7 IN LIBRARY PLAZA SUBDIVISION AFORESAID AS GRANTED AND CONVEYED TO IN THE INGRESS. ND EGRESS AGREEMENT RECORDED AUGUST 17, 1999 AND KNOWN AS DOCUMENT NUMBER 99784925, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead exemption laws of the State of Illinois.

PROPERTY INDEX #: 09-17-419-041-1035

PROPERTY COMMONLY KNOWN AS: 750 Pearson Street, Unit 802, Des Plaines, Il 60016

IN WITNESS WHEREOF, Grantor has executed this Trustee's Deed as of this  $\frac{\cancel{/} \cancel{/}}{\cancel{/}}$  day of July, 2022.

MARGARET OGRODOWSKI, as trustee under trust agreement dated April 25, 2016 and known as Trust 001

## **UNOFFICIAL COPY**

STATE OF ILLINOIS	)
	) SS
COUNTY OF COOK	)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MARGARET OGRODOWSK!, personally known to me to be the same person whose name appears on the foregoing instrument, appeared before me this day in person, and acknowledged signing, sealing and delivering the instrument as a fire and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of bonestead.

Given under my hand and notarial seal, this \_\_\_\_\_\_ day of July, 2022.

OFFICIAL SEAL MARISA MAUNE NOTARY PI BLIC, STATE OF ILLINOIS

MY COMM/SS/ON EXPIRES: 9/16/2025

Notary Public

This Document was prepared by:

Helen Barrett Fanning Attorney At Law 444 N Northwest Highway, Suite 201 Park Ridge, IL 60068

#### AFTER RECORDING MAIL TO:

Karrsten Goettel ARIANO HARDY RITT 2000 McDonald Road Suite 200 South Elgin, IL 60177

### SEND SUBSEQUENT TAX BILLS TO:

Grandview Capital, LLC 36 W995 Red Gate Road St. Charles, IL 60175