

UNOFFICIAL COPY

FIRST AMERICAN TITLE
FILE # AF1029445 1/2

Doc# 2230542360 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/01/2022 01:58 PM Pg: 1 of 2

TRUSTEE'S DEED

Statutory (ILLINOIS) (General)

Dec ID 20221001673337
ST/CO Stamp 0-209-201-488 ST Tax \$480.00 CO Tax \$240.00
City Stamp 1-733-544-272 City Tax: \$5,040.00

The Grantor, Leanne M. Sardiga, Trustee of the Leanne M. Sardiga Trust dated January 18, 2017, of 520 N. Halsted Street, Unit 404, Chicago, IL 60642, for and in consideration of Ten & 00/100 (\$10.00) Dollars, in hand paid, CONVEYS and WARRANTS to: Gabriela Nunez and Nicholas Molter, ^{Mrs J.} WIFE AND HUSBAND, of CHICAGO IL, as Tenants by the Entirety the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE PAGE TWO FOR LEGAL DESCRIPTION,

subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence; (a) general real estate taxes not due and payable at the time of closing; (b) building lines and easements, if any, (c) covenants, conditions and restrictions of record, so long as they do not interfere with the current use and enjoyment of the property.

This is not a homestead property for Leanne M. Sardiga, Trustee of the Leanne M. Sardiga Trust dated January 18, 2017.

Permanent Index Number (PIN): 17-08-245-016-1023 and 17-08-245-016-1114

Address of Real Estate: 520 N. Halsted Street, Unit 404 and P-25, Chicago, IL 60642

DATED this 22 day of October 2022

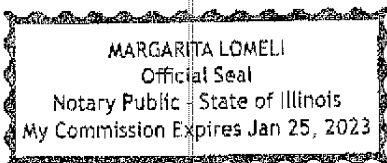
Leanne Sardiga

Leanne M. Sardiga, Trustee of the Leanne M. Sardiga Trust dated January 18, 2017

State of Illinois)
County of DEPAUL) ss.
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Leanne M. Sardiga, Trustee of the Leanne M. Sardiga Declaration of Trust dated January 18, 2017, 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 signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of October 2022.



[Signature]
Notary Public

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LEGAL DESCRIPTION

Permanent Index Number (PIN): 17-08-245-016-1023 and 17-08-245-016-1114

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UNIT 404 AND PARKING SPACE UNIT P-25 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE MONTREVELLE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0324110024 AND AMENDED BY THE FIRST AMENDMENT TO DECLARATION FOR THE MONTREVELLE CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0423227025 IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Mail To:
~~Raleigh Haffner
Haffner Law
Two Prudential Plaza
180 N. Stetson, Suite 3500
Chicago, IL 60601~~

Send Tax Bills To:
Gabriel Nunez and Nicholas Molter
520 N. Halsted Street, Unit 404
Chicago, IL 60642

Prepared by: Dainius R. Dumbrys, Boodell & Domanskis, LLC, One North Franklin, Suite 1100, Chicago, IL 60606