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Doc#: 2230613213 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/02/2022 11:05 AM Pg: 1 of 2

TRUSTEE'S DEED

This indenture, made this 27th day of October 2022, between MIMI FISZEL, as Trustee of the MIMI FISZEL LIVING TRUST DATED DECEMBER 11, 2007, grantor, and FESTIVAL PROPERTIES LLC, an Illinois Limited Liability Company, of Chicago, Illinois, grantee.

Dec ID 20221001656865
ST/CO Stamp 0-196-536-656 ST Tax \$450.00 CO Tax \$225.00
City Stamp 1-669-572-944 City Tax: \$4,725.00

WITNESSETH that grantor in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantor as said trustee and of every other power and authority the grantor hereunto enabling, does hereby convey and quitclaim unto the grantee, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

See Legal Description Rider attached hereto

Real Estate Tax Number: 14-21-110-21-1002

Address of Real Estate: 3631 N. Pine Grove Avenue, Unit B, Chicago, Illinois 60613

Subject to covenants, conditions, easements and restrictions of record and general taxes for 2021 and subsequent years.

together with the tenements, hereditaments and appurtenances therunto belonging or in any wise appertaining.

IN WITNESS WHEREOF, the grantor, as Trustee as aforesaid, does hereunto set her hand and seals the day and year first above written.

x Mimi Fiszel (SEAL)
Mimi Fiszel, as Trustee as aforesaid

STATE OF ILLINOIS }
COUNTY OF Lake } SS

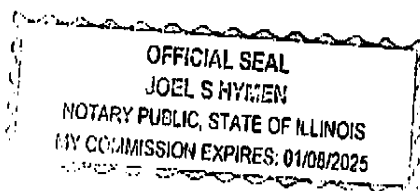
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that MIMI FISZEL, as Trustee, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed,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

Given under my hand and official seal this 27th day of October, 2022

Joel S Hymen
Notary Public

This instrument was prepared by JOEL S. HYMEN, Esq., HYMEN & BLAIR, P.C. 1411 McHenry Road, Suite 125, Buffalo Grove, IL 60089

MAIL TO:
Festival Properties LLC
2002 Reynolds Dr.
Colleyville, TX 76034



SEND SUBSEQUENT TAX BILLS TO:
Festival Properties LLC
2002 Reynolds Dr.
Colleyville, TX 76034

File nr: AT 220958M

After recording mail to:
Altima Title, LLC
6444 N. Milwaukee Ave. 3
Chicago, IL 60631
Ph. 312-651-6070

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File No: AT220958M

EXHIBIT "A"

UNIT B IN 3631 PINE GROVE CONDOMINIUM AS DELINEATED ON A SURVEY OF FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

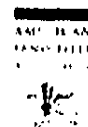
THE SOUTH HALF OF LOT 11 IN BLOCK 7 OF HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33 TO 37, ALL INCLUSIVE, IN PINE GROVE, A SUBDIVISION BY ELISHA E. HUNDLEY OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED MAY 19, 1978 AS DOCUMENT 24456393, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**Property Address: 3631 N PINE GROVE AVE UNIT B CHICAGO, IL 60613
Parcel ID Number: 14-21-110-021-1002**

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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*Commitment for Title Insurance (8-1-2016)
Technical Correction 4-2-2018
Schedule B - Part I*