

UNOFFICIAL COPY

TRUSTEE'S DEED Illinois Statutory

Doc#. 2234113353 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/07/2022 04:14 PM Pg: 1 of 2

Dec ID 20221101695568
ST/CO Stamp 0-854-832-464 ST Tax \$249.00 CO Tax \$124.50

THE GRANTOR(S) Vito Novelli, Incapacity Trustee for the Joseph Perrino Living Trust, dated August 26, 1994 AND Josephine Perrino Living Trust, dated August 26, 1994, 33 Samuel Drive, Unit 17-5 Streamwood, IL 60107, for and in consideration of ten dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Ganna Kuzminska, a/an A SINGLE WOMAN person, of 165 Brendon Court, Roselle, IL 60172, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

PARCEL 1:

UNIT 17-5 IN OAKS AT HIDDEN GLEN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS IN OAKS OF HIDDEN GLEN, A SUBDIVISION OF PART OF LOT 1 IN THE STREAMWOOD COMMERCIAL SHOPPING AREA SUBDIVISION AND PART OF THE NORTH 1/2 OF SECTION 26 TOWNSHIP 41 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1999 AS DOCUMENT 99802830, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00338422, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PRIVATE DRIVEWAY, ENTRYWAY, PORCH AND BALCONY NUMBER FOR UNIT 17-5 AS A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO, RECORDED AS DOCUMENT 00338422.

Permanent Real Estate Index Number(s): 06-26-118-009-1049

Address(es) of Real Estate: 33 Samuel Drive, Unit 17-5, Streamwood, IL 60107

General Real Estate taxes not due and payable on 12-30-22: building lines and building restrictions of record; zoning and building laws and ordinances; public and utility easement;

covenants and restrictions of record; party wall rights and agreements; if any; existing lease or tenancies; the Buyer's mortgage or trust deed, acts done or suffered by or through the Buyer.

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Dated this 18 day of NOVEMBER, 2022.

Joseph Perrino Living Trust dated August 26, 1994

By: [Signature] Date: 11/18/22
Vito Novielli, Incapacity Trustee

Josephine Perrino Living Trust dated August 26, 1994

By: [Signature] Date: 11/18/22
Vito Novielli, Incapacity Trustee

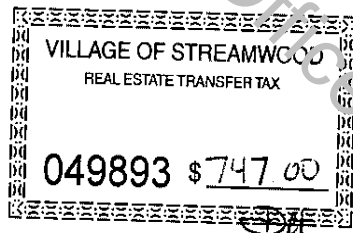
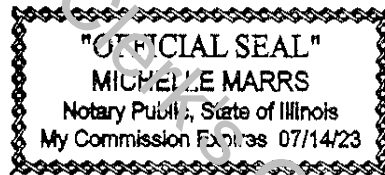
STATE of ILLINOIS, COUNTY of McHENRY ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Vito Novielli, Incapacity Trustee for the Joseph Perrino Living Trust, dated August 26, 1994 and Josephine Perrino Living Trust, dated August 26, 1994 personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 18th day of November, 2022.

[Signature] (Notary Public)

Prepared by:
Thomas Vaclavek
Vaclavek Hartman Vaclavek, P.C.
105 E. Main Street (Northwest HWY)
Cary, IL 60013



Mail to:

HT Law LLC
444 Wabash Ave #210
Chicago IL 60611

Name and Address of Taxpayer:
Ganna Kuzminska
33 Samuel Drive, Unit 17-5
Streamwood, IL 60107

REAL ESTATE TRANSFER TAX		07-Dec-2022
	COUNTY:	124.50
	ILLINOIS:	249.00
	TOTAL:	373.50
06-26-118-009-1049		20221101695568 0-854-832-464