

Doc#: 2235428266 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/20/2022 04:15 PM Pg: 1 of 3

**TRUSTEE'S DEED
ILLINOIS**

Dec ID 20221201609497
ST/CO Stamp 1-708-399-952 ST Tax \$192.00 CO Tax \$96.00
City Stamp 0-781-688-144 City Tax: \$2,016.00

This instrument was prepared by:
Mark J. Grotto, Esq.
Grotto Law Offices, LLC
655 W Irving Park Rd #811
Chicago, Illinois 60613

THIS INDENTURE, made this 1st day of December 2022 by **CARL P. ARMATO AS TRUSTEE OF THE CARL P. ARMATO LIVING TRUST DATED MARCH 13, 2003 AND DOROTHY J. ARMATO AS TRUSTEE OF THE DOROTHY J. ARMATO Living Trust Dated March 13, 2003**, hereinafter referred to as GRANTORS, and **HUNTER HALL**, hereinafter referred to as GRANTEE:

WHEREAS, GRANTORS are the duly acting Trustees of the **Carl P. Armato Living Trust Dated March 13, 2003** and of the **Dorothy J. Armato Living Trust Dated March 13, 2003**, respectively, with the full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREOFRE, the GRANTORS, not individually but as such Trustees, for and in consideration of TEN and 00/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, do hereby GRANT, SELL, and CONVEY unto **THE GRANTEE HUNTER HALL**, a single person and not a party to a civil union, of 420 W Melrose St Apt 506, Chicago, IL, pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

PARCEL 1: UNIT 714 IN PARK PLACE TOWER I, A CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 31, 2001 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0011020878, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN SAID DECLARATION OF CONDOMINIUM, IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 40

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NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS

together with the tenements, hereditament and appurtenances thereunto belonging or in any
wise appertaining.

Permanent Real Estate Index Number(s): 14-21-101-054-1082

Address of Real Estate: 655 W Irving Park Rd Unit 714, Chicago, IL 60613

SUBJECT TO the following, if any: terms and provisions of the Declaration of
Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all
amendments; public and utility easements including any easements established by or implied
from the Declaration/CCRs or amendments thereto; party wall rights and agreements;
limitations and conditions imposed by the Governing Law; installments due after the date of
Closing of general assessments established pursuant to the Declaration/CCRs; 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 due and payable at the time of Closing.

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said
Trustees, in and to the premises. **TO HAVE AND TO HOLD** said premises forever.

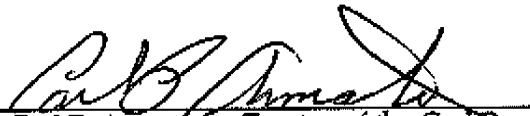
*** ACKNOWLEDGEMENTS TO FOLLOW ***

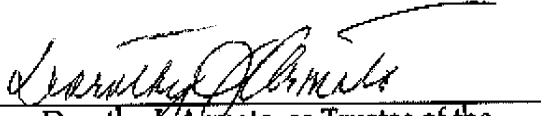
Send subsequent tax bills to:
Hunter Hall
655 W Irving Park Rd Unit 714
Chicago, IL 60613

Mail recorded document to:
Hunter Hall
655 W Irving Park Rd Unit 714
Chicago, IL 60613

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IN WITNESS WHEREOF, GRANTORS, as Trustees aforesaid, and not individually, has hereunto set his or her hand and seal this 1st day of December, 2022.

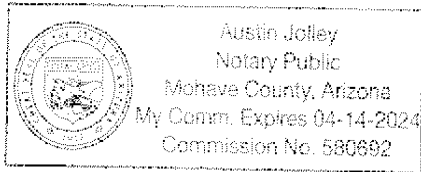

Carl P. Armato, as Trustee of the Carl P. Armato Living Trust Dated March 13, 2003



Dorothy J. Armato, as Trustee of the Dorothy J. Armato Living Trust Dated March 13, 2003

State of Arizona }
County of Mohave } SS.

The undersigned, a notary public in and for the above county and state, DOES HEREBY CERTIFY that Carl P. Armato and Dorothy J. Armato, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me
this 1st day of December, 2022.




Notary Public

Doma Insurance Agency of Illinois, Inc.
Commitment No.: 22-65503

Property of Cook County Clerk's Office