

# UNOFFICIAL COPY

## TRUSTEE'S DEED



Doc# 2305857054 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/27/2023 03:43 PM PG: 1 OF 4

Above Space for Recorder's Use Only

THIS INDENTURE made this 8<sup>th</sup> day of February, 2023 by **Robert G. Tichy, as Trustee of the Robert G. Tichy Living Trust dated April 20, 2001**, hereinafter referred to as Grantors, and **PS Condo LLC**, hereinafter referred to as Grantee:

**WHEREAS**, Grantors is the duly acting Trustee of The Robert G. Tichy Living Trust dated April 20, 2001, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

**NOW, THEREFORE**, the Grantors, not individually but as such Trustees, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to:

**PS Condo, LLC**, A corporation created and existing under and by virtue of the Laws of the State of ILLINOIS, having its principal office at the following address: **3118 Oliver Lane Northbrook IL 60062**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**770 Pearson St. Unit 2-201**, legally described as:

See Attached Legal

Permanent Index Number: 09-17-419-041-1123

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

**IN WITNESS WHEREOF**, Grantors, not individually, but as Trustees aforesaid, has hereunto set his hand and seal the day and year first above written.

Robert G. Tichy - trustee  
Robert G. Tichy

SCY  
P  
S  
NAT 2/28

27-Feb-2023	202302016445202	1-553-809-232	09-17-419-041-1123
0.00	TOTAL:		
0.00	ILLINOIS:		
0.00	COUNTY:		
REAL ESTATE TRANSFER TAX			

Exempt deed or instrument eligible for recordation without payment of tax.

Maria R. Dunbar  
City of Des Plaines  
2-8-2023

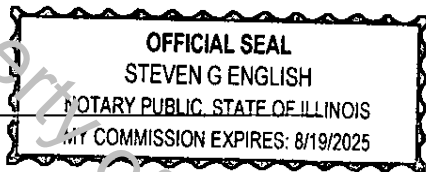
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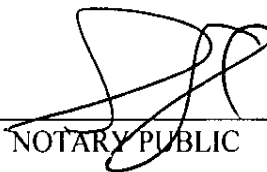
STATE OF ILLINOIS )  
 ) ss  
COUNTY OF McHenry )

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rpbert G. Tichy , as Trustee, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 8<sup>th</sup> day of February, 2023

Commission expires



  
NOTARY PUBLIC

**MAIL TO:**

Steven G English  
20 N Walkup Ave.  
Crystal Lake, IL 60014

**SEND SUBSEQUENT TAX BILLS TO:**

PS Condo, LLC  
3118 Oliver Lane  
Northbrook, IL 60062

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
SECTION 4, REAL ESTATE

TRANSFER ACT  
DATE: 2/8/23

  
Buyer, Seller or Representative

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 2-201 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 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED 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 UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER G2L-14 AND STORAGE SPACE NUMBER S2L-14, 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:

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

**PROPERTY ADDRESS: 770 Pearson St. Unit 2-201 Des Plaines, IL 60016**

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 218 |, 20 23

SIGNATURE: \_\_\_\_\_  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantor): Steve English

On this date of: 218 |, 20 23

NOTARY SIGNATURE: Mary K O'Brien

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 218 |, 20 23

SIGNATURE: \_\_\_\_\_  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantee): Steve English

On this date of: 218 |, 20 23

NOTARY SIGNATURE: Mary K O'Brien

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**