

# UNOFFICIAL COPY

## Trustee's Deed

Doc#: 2322346269 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/11/2023 02:13 PM Pg: 1 of 3

ILLINOIS

Dec ID 20230701680094  
ST/CO Stamp 0-384-776-656 ST Tax \$310.00 CO Tax \$155.00

OC23010492  
FIDELITY NATIONAL  
TITLE

*Above Space for Recorder's Use Only*

This AGREEMENT between **JOSEPH FURST, AS SUCCESSOR TRUSTEE OF THE EMIL CANGIANO REVOCABLE TRUST DATED JANUARY 13, 2017**, Grantor, of the 3752 N. Sheffield Ave., Apt 2S, Chicago, IL 60613, County of Cook, and Grantee(s) **ARMANDO GUZMAN AND ANNA GUZMAN**, husband and wife, of 6220 104<sup>th</sup> Ave., Kenosha, WI 53142, County of Kenosha, WITNESSES: The Grantor(s) in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor(s) as said Trustee(s) and of every other power and authority the Grantor(s) hereunto enabling, do(es) hereby CONVEY unto the Grantee(s) **ARMANDO GUZMAN AND ANNA GUZMAN** not in Tenants in Common, not in Joint Tenancy, but as **Tenants by the Entirety (See Page 2 for Legal Description)**, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2022 and 2023, and subsequent years; Covenants, conditions, restrictions and exceptions of record, if any;

Permanent Real Estate Index Number(s): 03-27-100-092-1047

Address(es) of Real Estate: **710 CREEKSIDE DRIVE, UNIT 507, MOUNT PROSPECT, IL 60056**

The date of this deed of conveyance is July 20, 2023.

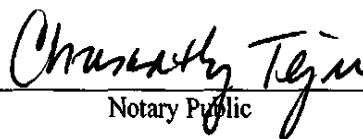
  
\_\_\_\_\_  
(SEAL) JOSEPH FURST, TRUSTEE

\_\_\_\_\_  
(SEAL)

State of Illinois, County of DuPage SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JOSEPH FURST, AS TRUSTEE**, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, as such trustee, for the uses and purposes therein set forth..



Given under my hand and official seal on 7/20/23

  
\_\_\_\_\_  
Notary Public

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## LEGAL DESCRIPTION

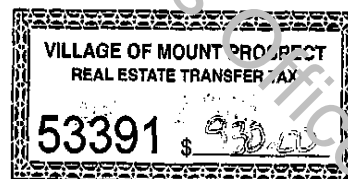
For the premises commonly known as **710 CREEKSIDE DRIVE, UNIT 507, MOUNT PROSPECT, IL 60056**

UNIT 507A AND THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P10A AND STORAGE SPACE LIMITED COMMON ELEMENTS IN CREEKSIDE AT OLD ORCHARD CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1: PART OF LOTS 1 AND 2 IN OLD ORCHARD COUNTRY CLUB SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 27 AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28 BOTH IN TOWNSHIP 42 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 8, 1996 AS DOCUMENT NUMBER 96261584 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCEL 1 CREATED BY THE AFORESAID DECLARATION RECORDED AS DOCUMENT NUMBER 96261584.



*Grantee Address*

<p>This instrument was prepared by: Santo Terenzio Attorney at Law 19 Don Carlos Drive Hanover Park, IL 60133</p>	<p>Send subsequent tax bills to: ARMANDO GUZMAN AND ANNA GUZMAN 710 CREEKSIDE DRIVE, UNIT 507 MOUNT PROSPECT, IL 60056</p>	<p>Recorder-mail recorded document to: ARMANDO GUZMAN ANNA GUZMAN 710 CREEKSIDE DRIVE UNIT 507 MOUNT PROSPECT IL 60056</p>
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# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

**10-Aug-2023**



<b>COUNTY:</b>	155.00
<b>ILLINOIS:</b>	310.00
<b>TOTAL:</b>	465.00

03-27-100-092-1047

| 20230701680094 | 0-384-776-656

Property of Cook County Clerk's Office