

UNOFFICIAL COPY

TRUSTEES' DEED (ILLINOIS)

24GMW0171235K

(112)

Doc#: 2412124093 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 4/30/2024 9:56 AM Pg: 1 of 3

Dec ID 20240401683568

ST/Co Stamp 0-763-775-280 ST Tax \$300.00 CO Tax \$150.00

THE GRANTOR, Janet R. Zeunert, as Trustee of the Janet Zeunert Living Trust, dated October 31, 2018, of Des Plaines, Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as Trustee, warrants and conveys to Rosario Piraino, of 4N 224 Ridge Wood Ave, all interest in the following described real estate commonly known as 1476 Perry Street, Unit 404, Des Plaines, IL 60016, and legally known as: ↳ Bensenville IL

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO: 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 for not due and payable at the time of Closing; terms and provisions of the Declaration of Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCR

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

Permanent Real Estate Index Number(s): 09-17-402-181-1024

Commonly known as: 1476 Perry Street, Unit 404, Des Plaines, IL 60016

Signature page follow.

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Dated this 23 day of April, 2024.

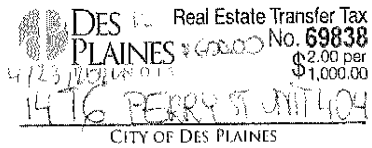


Janet R. Zeunert, as Trustee of the Janet Zeunert Living Trust, dated October 31, 2018

STATE OF ILLINOIS)
) SS,
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Janet P. Zeunert, as Trustee of the Janet Zeunert Living Trust, dated October 31, 2018, 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 in the instrument as her 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 notarial seal, this 23 day of April, 2024.



Notary Public



THIS INSTRUMENT PREPARED BY:

Karen A. Grad, P.C.
2720 Dundee Road, Suite 186
Northbrook, IL 60062

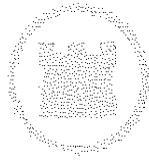
MAIL TO:

Gabriel M. Caporale, Esq.
Law Office of Gabriel M. Caporale
7646 W. North Avenue
Elmwood Park, IL 60707

SEND SUBSEQUENT TAX BILLS TO:

Rosario Piraino
1476 Perry Street, Unit 404
Des Plaines, IL 60016

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 24GNW017123SK

For APN/Parcel ID(s): 09-17-402-181-1024

PARCEL 1: UNIT 404 IN THE MERIDIAN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 11 THROUGH 17, BOTH INCLUSIVE, ALSO THAT PART OF LOT 30 LYING NORTH OF AND ADJOINING SAID LOTS 11 THROUGH 17, IN THE HEART OF DES PLAINES IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1873 AS DOCUMENT NO. 114142 AND SAID LOTS 11 THROUGH 17, BOTH INCLUSIVE BEING VACATED IN BOOK 966, PAGE 295, IN COOK COUNTY, ILLINOIS,

AND

LOT 10 TOGETHER WITH LOT 11 (EXCEPT THE WEST 17.50 FEET THEREOF) IN BLOCK 2 IN DES PLAINES CENTER, A SUBDIVISION IN THE EAST 1/2 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 18, 1927 AS DOCUMENT NO. 9618025 IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 2, 2002 AS DOCUMENT NUMBER 0021079499, AND AS AMENDED FROM TIME TO TIME WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT OF USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE G-20 AND STORAGE SPACE S-20.