

# UNOFFICIAL COPY



**TRUSTEE'S DEED  
Statutory (ILLINOIS)  
(Individual to Individual)**

Doc#: 0435548072  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/20/2004 10:30 AM Pg: 1 of 3

This Agreement made this 1<sup>ST</sup> day of December, 2004, between MARSHA A. LADENBURGER, AS TRUSTEE OF THE MARSHA A. LADENBURGER TRUST DATED JULY 11, 1994, GRANTOR, of Oak Park, Illinois, and PAUL A. BECKWITH and LEAH C. BECKWITH, husband and wife, GRANTEE, of 700 South Home Avenue, Oak Park, Illinois 60304, not as Joint Tenants, or as Tenants in Common, but as Tenants by the Entirety,

**WITNESS:** The Grantor in consideration of the sum of Ten and No/100 (\$10.00) Dollars receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby convey and quit claim unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to wit:

See attached for legal description.

0409-12130

**Subject To:** General taxes for the year 2004 and subsequent years; special taxes or assessments for improvements not yet completed; building lines and building and liquor restrictions of record; zoning and building ordinances; roads and highways, if any; private, public and utility easements of record; party wall rights and agreements, if any; covenants, conditions and restrictions of record (none of which provide for reverter) nor prohibit present use of property, if any.

**Property Address:** 721 Ontario, Unit 403, Oak Park, Illinois 60302.

**Permanent Index Number:** 16-07-218-027-1028 V. 141, 16-07-218-027-1040 V. 141.

Together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining. **TO HAVE AND TO HOLD** said premises, not as Joint Tenants, or as Tenants in Common, but as Tenants by the Entirety, **FOREVER.**

**IN WITNESS WHEREOF,** the Grantor, MARSHA A. LADENBURGER, as Trustee, as aforesaid, have hereunto set her hand and seal the day and year first above written.

  
MARSHA A. LADENBURGER, as Trustee

PRAIRIE TITLE  
6821 W. NORTH AVE.  
OAK PARK, IL 60302

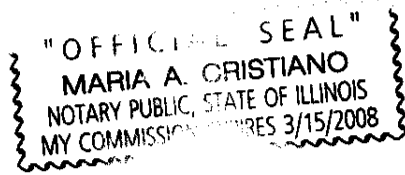
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State of IL  
County of COOK (ss)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARSHA A. LADENBURGER, as Trustee, 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 the said 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 official seal, this 15<sup>th</sup> day of December, 2004.

Commission expires 3-15-08



Maria A. Cristiano

Notary Public

This instrument was prepared by Pellegrini & Cristiano, 6817 West North Avenue, Oak Park, Illinois 60302.

Mail To:

Send Subsequent Tax Bills To:

Beckwith  
721 Ontario #403  
Oak Park, IL 60302

OR

Recorder's Office Box No.: \_\_\_\_\_

REAL ESTATE TRANSFER TAX	0029000	FP351007
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7080000000 #

REAL ESTATE TRANSFER TAX	0058000	FP351024
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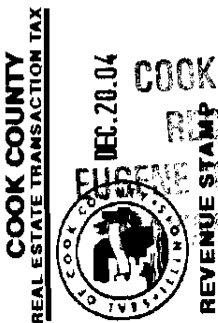
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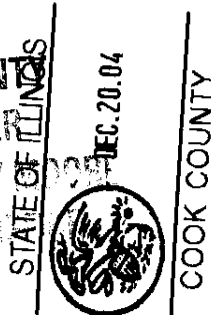
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REAL ESTATE TRANSFER TAX	0464000	FP 102801
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# 0000005662



COUNTY TAX



STATE TAX

# UNOFFICIAL COPY

**LEGAL DESCRIPTION:**

**UNIT C28 AND GARAGE UNIT 43 IN THE OAK PARK CLUB CONDOMINIUMS AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:**

**LOTS 9 AND 10 IN THE SUBDIVISION OF LOT 1 IN JAMES W. SCOVILLE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER A TRUST AGREEMENT DATED APRIL 26, 1989 AND KNOWN AS TRUST NUMBER 108185-08 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON AUGUST 29, 1990 AS DOCUMENT NUMBER 90420544.**

**Property Address: 121 Ontario, 403, Oak Park, Illinois 60302.**

**Permanent Index Number: 16-07-218-027-1028 V. 141, 16-07-218-027-1040 V. 141.**

Property of Cook County Clerk's Office