

# UNOFFICIAL COPY

## TRUSTEE'S DEED

WHEN RECORDED MAIL TO:

Kristi A. Osga  
Attorney at Law  
535 North Taylor Avenue  
Oak Park, Illinois 60302

INSTRUMENT PREPARED BY:

Hope F. Geldes  
Peter J. Latz & Associates LLC  
104 North Oak Park Avenue  
Suite 200  
Oak Park, Illinois 60301

SEND TAX BILLS TO:

Patricia A. Knabe  
221 North Kenilworth Avenue  
# 306  
Oak Park, Illinois 60302



Doc#: 0710833068 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/18/2007 09:00 AM Pg: 1 of 4

*The Grantor, JOHN H. MUIR*, not individually, but solely as Trustee of the Charlene O. Muir Trust dated July 7, 1988, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and pursuant to the power and authority given it as such Trustee, CONVEYS and QUITCLAIMS to *PATRICIA KNABE*, "Grantee", whose mailing address is 338 South East Avenue, Oak Park, Illinois its interest in the following described real estate situated in the County of Cook and State of Illinois to-wit:

*See Exhibit -A- attached hereto*

0703-26093  
PRAIRIE TITLE INC.  
6821 NORTH AVENUE  
OAK PARK, IL 60302

**Property Address:** 221 North Kenilworth Avenue, # 306, Oak Park, Illinois 60302

**Permanent Index Number:** 16-07-115-047-1032

This conveyance is made without warranty, express or implied, and is made by John H. Muir in his capacity as Trustee of the Charlene O. Muir Trust dated July 7, 1988 and on condition he shall have no liability in his individual capacity on any agreement, warranty or indemnity herein contained, or implied. Any recourse under and by virtue of this deed shall be against the Trust only.

IN WITNESS WHEREOF, the Grantor, John H. Muir in his capacity as Trustee of the Charlene O. Muir Trust dated July 7, 1988, has caused his name to be signed to this instrument, dated this 5TH of April, 2007.

*John H. Muir, TRUSTEE*  
John H. Muir, not individually, but solely as  
Trustee of the Charlene O. Muir Trust dated  
July 7, 1988

*4013*

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	0192800	FP102801
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0000008928 \*

APR. 2007



Oak Park

UNOFFICIAL COPY  
PROPERTY OF COOK COUNTY CLERK'S OFFICE  
0000008928 \*

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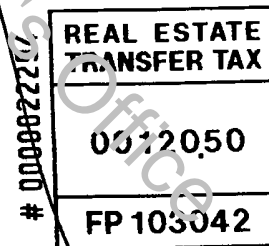
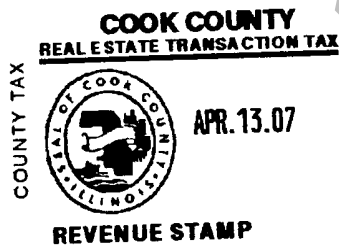
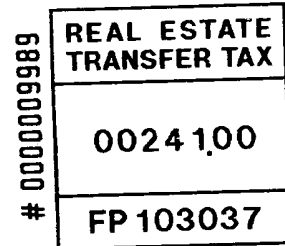
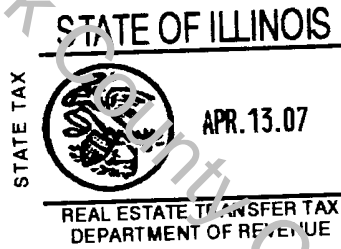
STATE OF ILLINOIS )  
 )  
 COUNTY OF COOK )

I, the undersigned a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that John H. Muir in his capacity as Trustee of the Charlene O. Muir Trust dated July 7, 1988 personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered the same instrument as his free and voluntary act as Trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 5<sup>th</sup> day of April, 2007.



*Hope Geldes*  
 \_\_\_\_\_  
 Notary Public



# UNOFFICIAL COPY

## Exhibit -A-

Property Address: **221 North Kenilworth Avenue, # 306, Oak Park, Illinois 60302**

Property Index Number: **16-07-115-047-1032**

Legally described as follows:

UNIT NO. 306 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): LOT 9 AND THE NORTH 132 FEET OF LOT 10 IN BLOCK 2 IN KETTLESTRINGS ADDITION TO HARLEM, BEING A SUBDIVISION OF THE NORTH PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY LAWNSDALE TRUST AND SAVINGS BANK, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 10, 1971, AND KNOWN AS TRUST NO. 5787, AND RECORDED ON MARCH 6, 1973 IN THE OFFICE OF RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 22240167; TOGETHER WITH AN UNDIVIDED 1.183% INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY

Subject to: General taxes for the year 2005 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; leases without purchase or renewal options, if any, expiring N/A.