

# UNOFFICIAL COPY

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



Doc#: 1025254046 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/09/2010 11:55 AM Pg: 1 of 3

1025254046

This Agreement made this 21<sup>st</sup> day of August, 2010, between RICHARD W. PRESCOTT TRUST DATED MAY 14, 2003, AS TO AN UNDIVIDED 50% INTEREST; AND RUTH J. PRESCOTT TRUST DATED MAY 14, 2003, AS TO AN UNDIVIDED 50% INTEREST, of Oak Park, Illinois, GRANTOR, and MICHAEL C. KLABUNDE, GRANTEE, of 100 Forest, Oak Park, Illinois 60302,

WITNESS: The Grantor in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, 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 quitclaim unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to wit:

See attached legal description.

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

Subject To: General real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate.

Permanent Index Number: 16-07-323-071-0000

Property Address: 1029 Baldwin Lane, Oak Park, IL 60302

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

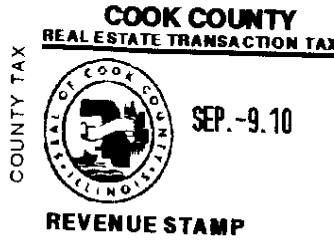
Together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining. IN WITNESS WHEREOF, the Grantors, RICHARD W. PRESCOTT, AS TRUSTEE, and RUTH J. PRESCOTT, AS TRUSTEE, as aforesaid, has hereunto set their hands and seals the day and year first above written.

RICHARD W. PRESCOTT, as Trustee

RUTH J. PRESCOTT, as Trustee

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State of Illinois  
County of COOK



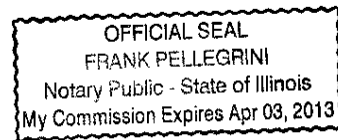
REAL ESTATE TRANSFER TAX
00186.00
FP 103045

# 0000007102

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RICHARD W. PRESCOTT, AS TRUSTEE, and RUTH J. PRESCOTT, 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 they signed, sealed and delivered the said instrument as their 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 27<sup>th</sup> day of August, 2010

Commission expires 3 April 2013



Frank Pellegrini  
Notary Public

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

Mail To:

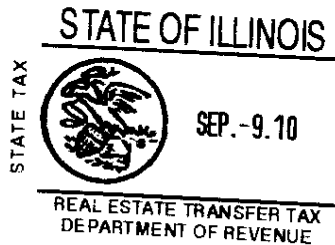
Jonathan Groll  
137 N. Oak Park Ave. 320  
Oak Park, IL 60301

Send Subsequent Tax Bills To:

Klabunde  
1029 Baldwin Lane  
Oak Park, IL 60302

OR

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



REAL ESTATE TRANSFER TAX
00372.00
FP 103050

# 0000007229



REAL ESTATE TRANSFER TAX
02976.00
FP 102801

# 000001731

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PARCEL 1: LOTS 15, 16, 33 AND 34 IN BLOCK 2, TOGETHER WITH THAT PART OF THE EAST - WEST 20 FOOT PUBLIC ALLEY NORTH OF AND ADJOINING LOTS 15 AND 16, SOUTH OF AND ADJOINING LOT 34, EAST OF THE NORTHERLY EXTENSION OF SAID LOT 16 TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID LOT 34 AND WEST OF THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 15 TO THE SOUTHEAST CORNER OF SAID LOT 34 ALL IN BLOCK 2 IN CENTRAL SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING FROM THE SOUTH - WEST CORNER OF LOT 16; THENCE 137.93 FEET NORTHERLY ALONG THE WEST BORDER OF LOT 16; THENCE 50.08 FEET EASTERLY ALONG A LINE PARALLEL TO THE SOUTH BORDER OF LOT 16 TO THE POINT OF BEGINNING; THENCE 25.00 FEET EASTERLY ALONG A LINE PARALLEL TO THE SOUTH BORDER OF LOT 16; THENCE 2.00 FEET SOUTHERLY ALONG A LINE PARALLEL TO THE WEST BORDER OF LOT 15; THENCE 25.61 FEET EASTERLY ALONG A LINE PARALLEL TO THE SOUTH BORDER OF LOT 15; THENCE 35.67 FEET NORTHERLY ALONG THE EAST BORDER OF LOT 15; THENCE 30.43 FEET WESTERLY ALONG THE NORTH BORDER OF LOT 15; THENCE 33.87 FEET SOUTHERLY ALONG THE WEST BORDER OF LOT 15 TO THE POINT OF BEGINNING.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS DECLARED IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BY-LAWS OF MADISON SQUARE TOWNHOMES RECORDED BY MARCH 16, 2004 AS DOCUMENT NUMBER 040903058, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-07-323-071-0000

COMMONLY KNOWN AS 1029 BALDWIN, OAK PARK, IL 60302

Property of Cook County Clerk's Office