

# UNOFFICIAL COPY

## TRUSTEE'S DEED

474685

This Indenture, made this 27<sup>th</sup> day of January, 2015, between, **Krista Olson Friedman**, as Trustee under the provisions of a Trust Agreement dated December 5, 2013 and known as the **Krista Olson Friedman Revocable Trust**, under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Trustees, Party of the First Part, and **Heshkumar B. Mehta and Jaimini M. Trivedi**, Party of the Second Part. **HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY**



Doc#: 1504219091 Fee: \$68.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/11/2015 12:30 PM Pg: 1 of 4

WITNESSETH that said Party of the First Part, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said Party of the Second Part, the following described real estate, situated in **Cook County, Illinois**, to wit:

### LEGAL DESCRIPTION ATTACHED

Permanent Real Estate Index Number: 15-19-107-076-1008 —  
Property Address: 8650 N. SHERMER ROAD, UNIT 108, NILES, ILLINOIS 60714 —

together with the tenements and appurtenances thereunto belonging.

This is not homestead property for the seller's spouse.

TO HAVE AND TO HOLD the same unto said Party of the Second Part, and to the proper use, benefit and behalf forever of said Party of the Second Part.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said Deed or Deeds in Trust delivered to said Trustee in pursuance of the Trust Agreement above mentioned. This Deed is made 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, so long as they do not interfere with the current use and enjoyment of the Real Estate.

IN WITNESS WHEREOF, said Party of the First Part has caused this document to be properly executed on the day of year first above written.

*Krista Olson Friedman* (seal)

By: **Krista Olson Friedman**, as Trustee,  
of the **Krista Olson Friedman Revocable Trust** dated 12/5/2013.

VILLAGE OF NILES 1-29-15  
REAL ESTATE TRANSFER TAX  
#108  
8650 SHERMER  
21764 \$510.00


HERITAGE TITLE COMPANY  
5849 W LAWRENCE AVE  
CHICAGO, IL 60630

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, KRISTA OLSON FRIEDMAN, as Trustee of the Krista Olson Friedman Revocable Trust dated 12/5/2013, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as Trustees, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as a free and voluntary act of said Trustee for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 27<sup>th</sup> day of January, 2015.

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



Mail to:

*[Handwritten scribble]*  
ILESHKUMAR B. MEHTA  
JAIMINI M. TRIVEDI  
8650 N. SHERMER, UNIT 108  
NILES, IL 60714

Name & Address of Taxpayer:

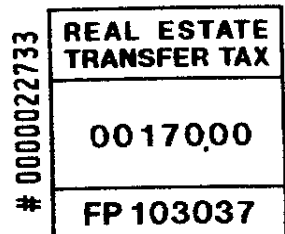
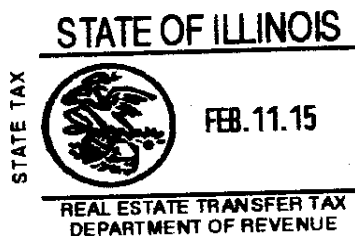
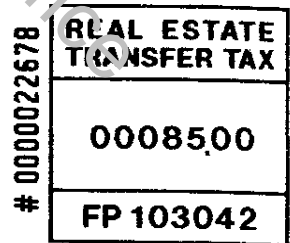
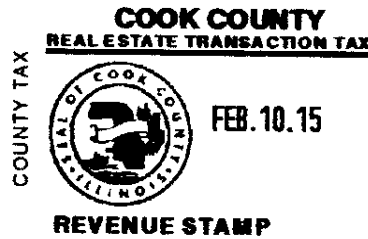
ILESHKUMAR B. MEHTA  
JAIMINI M. TRIVEDI  
8650 N. SHERMER, UNIT 108  
NILES, IL 60714

Prepared By:

James P. Antonopoulos  
Attorney at Law  
5015 N. Harlem Avenue  
Chicago, IL 60656

Mail to:

*[Handwritten]*  
DAVID SCHWETEN  
401 W IRVING PARK ROAD  
DUNSCA, IL 60143



# UNOFFICIAL COPY

Exhibit A

H74685

**PARCEL A:**

**UNIT 108 IN THE OXFORD PLACE CONDOMINIUMS, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:**

**PARCEL 1:**

**LOTS 1 TO 6 AND 11 TO 14 IN DEMPSTER PARK ADDITION, BEING A SUBDIVISION OF LOT 4 (EXCEPT PART TAKEN FOR DEMPSTER PARK, A SUBDIVISION OF THE NORTH 660 FEET THEREOF), MEASURED ON THE WEST LINE THEREOF IN DILG'S SUBDIVISION OF THAT PART OF THE WEST FRACTIONAL 1/2 LYING NORTH OF THE SOUTH 18.63 CHAINS EXCEPT THE SOUTH 1 ROD OF THAT PART LYING WEST OF THE OLD TELEGRAPH ROAD AND THAT PART OF THE EAST 1/2 LYING WEST OF THE NORTH BRANCH ROAD AND NORTH OF THE SOUTH 18.63 CHAINS (EXCEPT THE NORTH 3.25 CHAINS THEREOF), ALL BEING IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NILES, IN COOK COUNTY, ILLINOIS**

**PARCEL 2:**

**THE EAST 1/2 OF VACATED 16 FOOT WIDE NORTHWESTERLY-SOUTHWESTERLY ALLEY LYING WEST OF AND ADJOINING LOTS 1 TO 6 IN DEMPSTER PARK ADDITION AFORESAID; ALSO THE NORTH 1/2 OF VACATED 16 FOOT WIDE EAST-WEST ALLEY LYING SOUTH OF AND ADJOINING LOTS 11 TO 14 IN DEMPSTER PARK ADDITION AFORESAID; ALSO THE WEST 1/2 OF VACATED 16 FOOT WIDE NORTHWESTERLY-SOUTHWESTERLY ALLEY LYING EAST OF AND ADJOINING LOT 11 AND THE EAST LINE OF LOT 11 EXTENDED SOUTH TO THE SOUTH LINE OF THE NORTH 1/2 OF EAST WIDE ALLEY SOUTH AND ADJOINING LOT 11 IN DEMPSTER PARK ADDITION AFORESAID, IN COOK COUNTY, ILLINOIS**

**PARCEL 3:**

**LOT 7 AND THE EAST 1/2 OF THE VACATED 16 FOOT WIDE NORTHWESTERLY-SOUTHWESTERLY ALLEY LYING WEST OF AND ADJOINING SAID LOT 7 EXCEPTING THEREFROM THAT PART DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTHERLY ALONG THE SOUTHERLY LINE OF SAID SOUTHERLY LINE EXTENDED WESTERLY OF SAID LOT A DISTANCE OF 115.9 FEET TO THE CENTER LINE OF THE VACATED ALLEY WESTERLY OF AND ADJOINING LOT 7; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID VACATED ALLEY A DISTANCE OF 16.31 FEET; THENCE EASTERLY ALONG A STRAIGHT LINE A DISTANCE OF 117.04 FEET TO THE POINT OF BEGINNING IN DEMPSTER PARK ADDITION, BEING A SUBDIVISION OF LOT 4 (EXCEPT PART TAKEN FROM DEMPSTER PARK, A SUBDIVISION OF THE NORTH 660 FEET THEREOF), MEASURED ON THE WEST LINE THEREOF IN DILG'S SUBDIVISION OF THAT PART OF THE WEST FRACTIONAL 1/2 LYING NORTH OF THE SOUTH 18.63 CHAINS EXCEPT THE SOUTH 1 ROD OF THAT PART LYING WEST OF THE OLD TELEGRAPH ROAD AND THAT PART OF THE EAST 1/2 LYING WEST OF THE NORTH BRANCH ROAD AND NORTH OF THE SOUTH 18.63 CHAINS (EXCEPT THE NORTH 3.25 CHAINS THEREOF), ALL BEING IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NILES, IN COOK COUNTY, ILLINOIS**

**PARCEL 4:**

**THAT PART OF LOT 17 IN CHESTERFIELD NILES RESUBDIVISION UNIT 3, BEING A RESUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTHERLY OF A STRAIGHT LINE DRAWN FROM A POINT ON THE WEST LINE OF SAID LOT 17, WHICH IS 41.34 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 17 TO A POINT IN THE CENTER LINE OF THE VACATED ALLEY LYING WESTERLY OF AND ADJOINING LOT 7 IN DEMPSTER PARK ADDITION (ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 1928 AS DOCUMENT 9983855), SAID POINT BEING 16.31 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID LOT 7 EXTENDED WESTERLY, IN COOK COUNTY, ILLINOIS**

**WHICH SURVEY IS ATTACHED TO THE DECLARATION MADE BY ASSOCIATED BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 1996, AND KNOWN AS TRUST NUMBER 1874 AND RECORDED AS**

# UNOFFICIAL COPY

DOCUMENT 97083933, AS AMENDED FROM TIME TO TIME, WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

ALSO PARCEL B:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P3 AND STORAGE SPACE S3, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF OXFORD RUN CONDOMINIUMS RECORDED AS DOCUMENT 97083933

P.I.N. 10-19-107-076-1008

C/K/A 8650 N SHERMER ROAD, UNIT 108, NILES, ILLINOIS, 60714

Property of Cook County Clerk's Office