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15PNW038034

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TRUSTEE'S DEED

Doc#: 1530908041 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/05/2015 09:22 AM Pg: 1 of 4

Dec ID 20151001639748
ST/CO Stamp 0-311-511-104 ST Tax \$259.00 CO Tax \$129.50

The Grantor, NANCY J. DUFFNER, as Trustee of the Nancy J. Duffner Revocable Trust, under Trust Agreement dated June 1, 2005, of Glenview, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby QUIT CLAIM AND CONVEY to MIRIAM WALLACE, not married, not in a Civil Union, residing at 998 Church St., #208, Glenview, IL 60025, the following described real property situated in Cook County Illinois:

SEE ATTACHED LEGAL DESCRIPTION

PIN: 04-35-314-041-1023

Address: 702 Waukegan Rd., 305A Glenview, IL 60025

Subject to the provisions of the Illinois Condominium Property Act, as amended, the Declaration of Condominium, as amended, the Condominium By-Laws, as amended, the Condominium Regulations, as amended, and Condominium assessments due after the date of this Deed; and

Subject to all covenants, conditions, restrictions, and easements of record; utility easements; and general taxes for 2015 and subsequent years.

Grantor states that the trusts created and existing under and by virtue of the terms and provisions of the Nancy J. Duffner Revocable Trust, under Trust Agreement dated June 1, 2005, are in full force and effect as of the date of this Deed, and that Grantor has executed this Deed pursuant to, and in the exercise of, the power and authority granted to, and vested in, Grantor, by said Trust Agreement.

DATED October 30, 2015

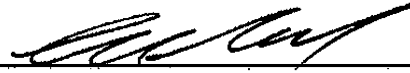
THE NANCY J. DUFFNER REVOCABLE TRUST

By: Nancy J. Duffner
Nancy J. Duffner, Trustee

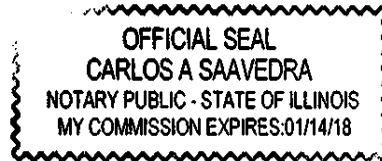
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State of Illinois, County of Cook, SS. The undersigned, a Notary Public in Cook County, Illinois, DOES HEREBY CERTIFY that Nancy J. Duffner, personally known to me to be the same person shown as Trustee of the the Nancy J. Duffner Revocable Trust, under Trust Agreement dated June 1, 2005, in this Trustee's Deed, appeared before me in person on this day and signed and delivered this Trustee's Deed.

October 30, 2015



Notary Public
[Seal]



NOTARIAL RECORD DELIVERED TO NOTARY'S EMPLOYER, AN ATTORNEY-AT-LAW.

This instrument was prepared by Attorney Carlos A. Saavedra, Carlos A. Saavedra, P.C., 1007 Church St., Suite 311, Evanston, IL 60201.

AFTER RECORDING MAIL TO:

MAIL SUBSEQUENT TAX BILLS TO:

Brendan R. Appel
191 Waukegan Rd Ste 360
Northfield IL 60093

Miriam Wallace
702 Waukegan Rd Unit 305A
Glenview, IL 60025

Property of Cook County Clerk's Office

UNOFFICIAL COPY**TRUSTEE'S DEED 702 WAUKEGAN RD., #A-305, GLENVIEW, IL 60025
LEGAL DESCRIPTION**

PARCEL 1: UNIT NO. "A-305" IN ORCHARD GLEN CONDOMINIUM NUMBER 1, AS DELINEATED ON SURVEY OF A PARCEL OF LAND, BEING PART OF LOT 2 IN ORCHARD GARDENS SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MARCH 16, 1959 AS DOCUMENT NUMBER LR1849370, WHICH PARCEL OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, AND RUNNING, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 359.25 FEET TO A POINT; THENCE NORTH ALONG A STRAIGHT LINE, PERPENDICULAR TO SAID SOUTH LINE OF LOT 2, A DISTANCE OF 25 FEET TO A POINT OF BEGINNING FOR THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 149.91 FEET A POINT WHICH IS 164.12 FEET NORTH (MEASURED PERPENDICULAR TO SAID SOUTH LINE OF LOT 2) AND 415.10 FEET WEST (MEASURED ALONG SAID SOUTH LINE OF LOT 2) FROM AFORESAID SOUTHEAST CORNER OF LOT 2; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 110.79 FEET TO A POINT WHICH IS 242.43 FEET NORTH (MEASURED PERPENDICULAR TO SAID SOUTH LINE OF LOT 2) AND 336.76 FEET WEST (MEASURED ALONG SAID SOUTH LINE OF LOT 2) FROM AFORESAID SOUTHEAST CORNER OF LOT 2; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF LOT 2, A DISTANCE OF 97.12 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 70.54 FEET TO A POINT WHICH IS 192.58 FEET NORTH (MEASURED PERPENDICULAR TO SAID SOUTH LINE OF LOT 2) AND 189.76 FEET WEST (MEASURED ALONG SAID SOUTH LINE OF LOT 2) AND FROM AFORESAID SOUTHEAST CORNER OF LOT 2; THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF LOT 2, A DISTANCE OF 142.58 FEET, TO A POINT 600 FEET NORTH OF SAID SOUTH LINE; THENCE WEST ALONG A LINE PERPENDICULAR TO SAID LAST DESCRIBED LINE, A DISTANCE OF 32.00 FEET; THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF LOT 2, A DISTANCE OF 25.00 FEET; THENCE WEST ALONG A LINE 25.00 FEET NORTH FROM AND PARALLEL WITH SOUTH LINE OF LOT 2 AFORESAID, A DISTANCE OF 127.49 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS PARCEL) WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER LR2885260 AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE 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), IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AFORESAID AS SET FORTH IN INSTRUMENT RECORDED AS DOCUMENT LR2885259 AND AS CREATED BY DEED FROM AMALGAMATED TRUST AND SAVING BANK, CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 29, 1975 AS TRUST NUMBER 2805 TO HENRY J. KADING AND LORETTA M. KADING, HIS WIFE DATED SEPTEMBER 15, 1977 AND FILED OCTOBER 6, 1977 AS DOCUMENT LR2972416 OVER AND UPON THAT PART OF LOT 2 IN ORCHARD GARDENS SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MARCH 16, 1959 AS DOCUMENT NUMBER 1849370, WHICH PART OF LOT 2 IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2 AND RUNNING, THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 2 (BEING ALSO THE WESTERLY LINE OF WAUKEGAN

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LEGAL DESCRIPTION**

AVENUE), A DISTANCE OF 60 FEET; THENCE WESTERLY ALONG A STRAIGHT LINE, PERPENDICULAR TO SAID EASTERLY LINE OF LOT 2, A DISTANCE OF 54.10 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 47.79 FEET TO A POINT WHICH IS 25.0 FEET NORTH (MEASURED PERPENDICULAR TO SAID SOUTH LINE OF LOT 2) AND 89.76 FEET WEST (MEASURED ALONG SAID SOUTH LINE OF LOT 2) FROM AFORESAID SOUTHEAST CORNER OF LOT 2; THENCE WEST ALONG A LINE 25 FEET NORTH FROM AND PARALLEL WITH SOUTH LINE OF LOT 2 AFORESAID, A DISTANCE OF 269.49 FEET; THENCE SOUTH ALONG A STRAIGHT LINE, PERPENDICULAR TO SAID SOUTH LINE OF LOT 2, A DISTANCE OF 25.0 FEET TO SAID SOUTH LINE; THENCE EAST ALONG SOUTH LINE OF LOT 2 AFORESAID, A DISTANCE OF 359.25 FEET TO THE POINT OF BEGINNING, FOR INGRESS AND EGRESS. PARCEL 3: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN INSTRUMENT FILED AS DOCUMENT LR2885259 AND AS CREATED BY DEED FROM AMALGAMATED TRUST AND SAVING BANK, CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 29, 1975 AS TRUST NUMBER 2805 TO HENRY J. KADING AND LORETTA M. KADING HIS WIFE DATED SEPTEMBER 15, 1977 AND FILED OCTOBER 6, 1977 AS DOCUMENT LR2972416 OVER AND UPON THAT PART OF LOT 2 IN ORCHARD GARDENS SUBDIVISION, A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MARCH 16, 1959 AS DOCUMENT NUMBER LR1849370, WHICH PART OF LOT 2 IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, AND RUNNING, THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 2 (BEING ALSO THE WESTERLY LINE OF WAUKEGAN AVENUE), A DISTANCE OF 60.0 FEET; THENCE WESTERLY ALONG A STRAIGHT LINE, PERPENDICULAR TO SAID EASTERLY LINE OF LOT 2, A DISTANCE OF 54.10 FEET TO THE POINT OF BEGINNING FOR THAT PART OF LOT 2 HEREINAFTER DESCRIBED: THENCE NORTHWESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 116.73 FEET TO A POINT WHICH IS 141.06 FEET NORTH (MEASURED PERPENDICULAR TO SAID SOUTH LINE OF LOT 2) AND 133.24 FEET WEST (MEASURED ALONG SAID SOUTH LINE OF LOT 2) FROM AFORESAID SOUTHEAST CORNER OF LOT 2; THENCE WEST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF LOT 2, A DISTANCE OF 51.52 FEET; THENCE SOUTH ALONG A LINE PERPENDICULAR TO LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 20.0 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF LOT 2, A DISTANCE OF 36.16 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 90.28 FEET TO A POINT WHICH IS 57.22 FEET NORTH (MEASURED PERPENDICULAR TO SAID SOUTH LINE OF LOT 2) AND 89.76 FEET WEST (MEASURED ALONG SAID SOUTH LINE OF LOT 2) FROM AFORESAID SOUTHEAST CORNER OF LOT 2; THENCE SOUTH ALONG A STRAIGHT LINE PERPENDICULAR TO SAID SOUTH LINE OF LOT 2, A DISTANCE OF 32.22 FEET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 47.79 FEET TO THE POINT OF BEGINNING FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.