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1705846156D

16208095
TRUSTEE'S DEED

Doc# 1705846156 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/27/2017 02:53 PM PG: 1 OF 2

Above Space for Recorder's Use Only

THIS INSTRUMENT, made this 16th day of February, 2017 by Marjorie C. Johnson and Patricia C. Cook, as Successor Co-Trustees of the Michael G. Cronin Revocable Trust dated April 16, 2015 hereinafter referred to as Grantors, and Maria Drake, a single person, of 4525 N. Moody, of the of Chicago, County of Cook, State of Illinois, hereinafter referred to as Grantee:

WHEREAS, Grantors is the duly acting Trustees of the Michael G. Cronin Revocable Trust dated April 16, 2015, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantors, not individually but as such Trustees, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to: Maria Drake, a single person, of 4525 N. Moody, Chicago, Illinois 60630 pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as 7206 Oak Avenue, Unit 1 N.E., River Forest, IL 60305, legally described as:

UNIT 7206-1 NE IN RIVER FOREST GARDEN APARTMENTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 3, 4, 5 AND 6 IN RIVER FOREST LAND ASSOCIATION'S ADDITION TO RIVER FOREST IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 16, 1910 AS DOCUMENT 4663334 IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25502991 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; unconfirmed special governmental taxes or assessments for improvements not yet completed; and general real estate taxes for 2016 and subsequent years.

Permanent Index Number: 15-12-205-024-1049

Address(es) of Real Estate: 7206 Oak Avenue, Unit 1 N.E., River Forest, IL 60305

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustees, in and to the premises.

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IN WITNESS WHEREOF, Grantors, not individually, but as Trustees aforesaid, has hereunto set their hand and seal the day and year first above written.

Marjorie C. Johnson, Co-Trustee

Marjorie C. Johnson

Patricia C. Cook, Co-Trustee

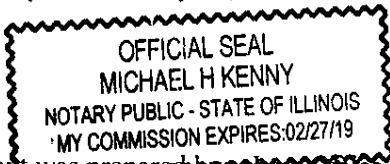
Patricia C. Cook, as Co-Trustees of the Michael G. Cronin Revocable Trust dated April 16, 2015

STATE OF ILLINOIS)
) ss
 COUNTY OF DE W PAGE)

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marjorie C. Johnson and Patricia C. Cook, as Successor Co-Trustees of the Michael G. Cronin Revocable Trust dated April 16, 2015 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 such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of February, 2017

Commission expires February 27, 2019




[Signature]
 NOTARY PUBLIC

This instrument was prepared by Law Office of Kenny & Kenny, Michael Kenny, mkennylaw@aol.com, 104 E. Roosevelt Road, Suite 204, Wheaton, IL 60187.

MAIL TO:
 Vasiliki Katris, Attorney at Law
 vk@katrislaw.com
~~8149 Westport Lane~~
~~Willow Springs, IL 60480~~

SEND SUBSEQUENT TAX BILLS TO:
 Maria Drake
 7206 Oak Avenue, Unit 1 N.E.
 River Forest, IL 60305

1550 Spring Rd #120
 OAK BROOK, IL 60523

VILLAGE OF RIVER FOREST
 Real Estate Transfer Tax
 Date 2/9/17 Amt Paid 59.00

REAL ESTATE TRANSFER TAX		22-Feb-2017
COUNTY:		29.25
ILLINOIS:		58.50
TOTAL:		87.75

15-12-205-024-1049 | 20170201615184 | 1-950-593-728