



\*1710012022\*

Doc# 1710012022 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/10/2017 10:03 AM PG: 1 OF 3

170301401363

**This instrument prepared by:**

Kahn and Kahn  
728 Florsheim Drive  
Libertyville, IL 60048

**Mall future tax bills to:**

Kathleen E. Kerrigan  
1041 Ridge Ave., Units 416 & P-3  
Wilmette, IL 60091

**Mall this recorded instrument to:**

Barbara Condit Canning, Esq.  
Canning & Canning LLC  
1000 Skokie Boulevard, Site 355  
Wilmette, IL 60091

**TRUSTEE'S DEED**

This Indenture, made this 24th day of March, 2017, between Jacqueline M. Steffens, as Trustee of the Jacqueline M. Steffens Living Trust dated April 8, 2002, party of the first part, and Kathleen E. Kerrigan of 817 Elmwood Ave., Wilmette, Illinois 60091, party of the second part.

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), 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, State of Illinois, to wit:

Unit No. 416 and Parking Space Unit No. P-3 in the Mallinckrodt in the Park Condominium, as delineated on a survey of the following described real estate:

Parcel 1: Lots 1 and 2 in the Mallinckrodt Park Subdivision, a 3 dimensional Subdivision of part of Lots 5, 6, 7, 8 and 9 of C. Lauerman's Subdivision of part of the Southwest 1/4 of Section 28, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded December 1, 2004 as Document No. 0433634173;

Parcel 2: Easements for the benefit of Parcel 1, granted by the Roadway and Associated Improvements Easement Agreement between the Wilmette Park District and the Village of Wilmette recorded December 29, 2004 as Document No. 0436419065 in reference to (A) a non-exclusive easement (access easement) for ingress and egress, (B) a non-exclusive easement (service road easement) for ingress and egress, (C) an exclusive easement (roadway support easement) for construction of structural supports for the ramp, etc., and (D) a non-exclusive easement (associated improvements easement) for construction of a portion of structural walls of underground garage, etc.;

Parcel 3: Easement for the benefit of Parcel 1, granted by the Sidewalk Easement Agreement between the Wilmette Park District and the Village of Wilmette recorded December 29, 2004 as Document No. 0436419066, in reference to a non-exclusive easement for ingress and egress;

Parcel 4: Easements for the benefit of Parcel 1, granted by the Utility Easements Agreement between the Wilmette Park District and the Village of Wilmette recorded December 29, 2004 as Document No. 0436419067, in reference to non-exclusive easements (easements for existing fiber optic and utility easement as shown on Exhibits "C" and "D", respectively of the Agreement) for constructing, etc. underground utility services;

Parcel 5: Easement for the benefit of Parcel 1, granted by the Storm Sewer and Sanitary Sewer Easement Agreement between the Wilmette Park District and the Village of Wilmette recorded December 29, 2004 as Document No. 0436419069, and amended by the Partial Vacation of Storm Sewer and Sanitary Sewer Easement, and the Amendment and Modification of Storm Sewer and Sanitary Sewer Easement Agreement recorded October 27, 2005 as Document No. 0530003109, and also by the Amendment to Storm Sewer and Sanitary Sewer Easement Agreement recorded May 10, 2006 as Document No. 0613017073, in reference to (A) a non-exclusive easement (storm sewer easement) for constructing, etc. a lift station for storm water removal, and (B) a non-exclusive easement (sanitary sewer easement) for constructing, etc. sanitary pipe;

Handwritten notes and signatures on the right margin, including a vertical stamp that reads "SC" and "NT" and a signature.

# UNOFFICIAL COPY

Parcel 6: Easement for the benefit of Parcel 1, granted by the Condominium Access Easement Agreement between the Wilmette Park District and the Village of Wilmette recorded December 29, 2004 as Document No. 0436419070, in reference to a non-exclusive easement for ingress and egress;

Parcel 7: Easement for the benefit of Parcel 1, granted by the Exterior Maintenance Easement Agreement between the Wilmette Park District and the Village of Wilmette recorded December 29, 2004 as Document No. 0436419071, in reference to a non-exclusive easement for repairing and maintaining the exterior portion of the Condominium building;

Parcel 8: Easement for the benefit of Parcel 1, granted by the Landscape Easement Agreement between the Wilmette Park District and the Village of Wilmette recorded December 29, 2004 as Document No. 0436419072, and amended by the Amendment to Utilities Easements Agreement recorded May 10, 2006, in reference to a non-exclusive easement for planting, maintaining, etc. landscape plantings and features;

Parcel 9: Easement for the benefit of Parcel 1, granted by the Tunnel Easement Agreement between the Wilmette Park District and the Village of Wilmette recorded December 29, 2004 as Document No. 0436419073, and amended by the Amendment to Tunnel Easement Agreement recorded October 27, 2005 as Document No. 0530003108, in reference to an exclusive easement for constructing, maintaining, etc. an underground pedestrian tunnel;

Parcel 10: Easement for the benefit of Parcel 1, granted by the Mechanical Equipment Easement Agreement between the Wilmette Park District and the Village of Wilmette recorded December 29, 2004 as Document No. 0436419074, in reference to an exclusive easement for constructing, installing, etc. certain mechanical equipment;

Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document No. 0708615125, together with their undivided percentage interest in the common elements, in Cook County, Illinois.

Permanent Index Number(s): 05-28-309-028-1040 05-28-309-028-1133  
 Property Address: 1041 Ridge Ave., Units 416 & P-3, Wilmette, IL 60091

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2016 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

**To Have and To Hold** the same unto said party of the second part, and to the proper use, benefit, and behold 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 the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

# UNOFFICIAL COPY

### Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

*Jacqueline M Steffen*  
Trustee

STATE OF ILLINOIS )  
COUNTY OF COOK )

SS I, the undersigned, a Notary Public in and for the County and State aforesaid, DO  
HEREBY CERTIFY that Jacqueline M. Steffens, as Trustee of the Jacqueline M. Steffens Living Trust dated April 8, 2002, as Trustee(s) aforesaid, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 13<sup>th</sup> day of March, 2017.

*Maria Davila*  
Notary Public

#### REAL ESTATE TRANSFER TAX

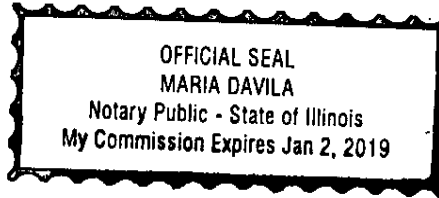
05-A-1-2017



COUNTY: 200.00  
ILLINOIS: 400.00  
TOTAL: 600.00

05-28-309-028-1040

20170301624144 | 1-238-750-912



Village of Wilmette \$200.00

Real Estate Transfer Tax

**MAR 24 2017**

200 - 3558

Issue Date

Village of Wilmette \$1,000.00

Real Estate Transfer Tax

**MAR 24 2017**

1000 - 156420

Issue Date