

APR 17 07 05 6 1082

TRUSTEE'S DEED

Doc#: 1714617018 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/26/2017 09:40 AM Pg: 1 of 3

Dec ID 20170501658982
ST/CO Stamp 0-237-857-216 ST Tax \$400.00 CO Tax \$200.00

THE GRANTOR

Gloria A. Hoffman, Trustee of
the Gloria A. Hoffman Trust
Dated December 21, 1987

(The Above Space for Recorder's Use Only)

Of the Village of Glenview, County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) and all other good and valuable consideration in hand paid, CONVEYS AND WARRANTS TO THE GRANTEE

Erika Pedersen, A Single Woman
3350 Henley Street, Glenview, IL 60025

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See Attached Exhibit "A" for legal description). TO HAVE AND TO HOLD said premises forever. SUBJECT TO: General Real Estate Taxes for 2016 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Address: 1725 Wildberry Dr., Unit D, Glenview, IL 60025
Permanent Index No.: 04-23-302-050-1004

DATED this 22nd day of May, 2017.

Gloria A. Hoffman (SEAL)

_____ (SEAL)

Gloria A. Hoffman, Trustee of the Gloria
A. Hoffman Trust Dated December 21, 1987

I, the undersigned, a Notary Public in Cook County, the State of Illinois, DO HEREBY CERTIFY that:

Gloria A. Hoffman



Personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 22nd day of May, 2017.

Commission expires 2/14 20 19

[Signature]
NOTARY PUBLIC

UNOFFICIAL COPY**Exhibit "A"
Legal Description**

Address: 1725 Wildberry Dr., Unit D, Glenview, IL 60025
Permanent Index No.: 04-23-302-050-1004

PARCEL 1:

UNIT NUMBER 24-D, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): THAT PART OF BLOCK 2, IN VALLEY LO-UNIT 5, BEING A SUBDIVISION IN SECTION 23, TOWNSHIP 42 NORTH, RANGE 12 AND DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF SAID BLOCK 2 AT A POINT WHICH IS 1309.50 FEET EAST FROM THE SOUTHWEST CORNER OF SAID BLOCK 2, AND RUNNING THENCE NORTH, ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF BLOCK 2, A DISTANCE OF 110.50 FEET; THENCE EAST ALONG A LINE 110.50 FEET NORTH FROM AND PARALLEL WITH SAID SOUTH LINE OF BLOCK 2, A DISTANCE 216.91 FEET, THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 40.70 FEET TO THAT CORNER OF SAID BLOCK 2, WHICH IS 81.72 FEET NORTH FROM THE MOST SOUTHERLY SOUTHEAST CORNER, AND 269.33 FEET WEST FROM THE MOST EASTERLY SOUTHEAST CORNER OF SAID BLOCK 2; THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 81.72 FEET TO SAID MOST SOUTHERLY SOUTHEAST CORNER OF BLOCK 2, AND THENCE WEST ALONG THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 245.87 FEET TO THE POINT OF BEGINNING; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO A CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY NORTHWEST NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 2, 1971 AND KNOWN AS TRUST NUMBER 1007, AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT 22381923, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND EASEMENTS AND AS SHOWN ON PLAT ATTACHED THERETO DATED FEBRUARY 11, 1970 AND RECORDED MARCH 16, 1970 AS DOCUMENT 211112280 AND CREATED BY TRUST DEED FROM MANUEL WEISS AND LILLIAN R. WEISS, HIS WIFE TO CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS DATED APRIL 23, 1973 AND RECORDED OCTOBER 11, 1973 AS DOCUMENT 22509693 AND CREATED BY DEED FROM NORTHWEST BANK OF CHICAGO TRUST #1007 TO MANUEL WEISS AND LILLIAN WEISS, HIS WIFE DATED APRIL 23, 1973 AND RECORDED OCTOBER 11, 1973 AS DOCUMENT 22509692 FOR INGRESS AND EGRESS.

Mail To:

Michael Grabill
707 Skokie Blvd.
Suite 420
Northbrook IL 60062

Send Subsequent Tax Bills To:

Erika Pedersen
1725 Wildberry Drive
Unit D
Glenview IL 60025

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

24-May-2017



COUNTY:	200.00
ILLINOIS:	400.00
TOTAL:	600.00

04-23-302-050-1004

| 20170501658992 | 0-237-857-216