

UNOFFICIAL COPY

TRUSTEE'S DEED

Illinois

A17-2013 SA

Doc#: 1724039154 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 08/28/2017 10:28 AM Pg: 1 of 3

Dec ID 20170801613587

ST/CO Stamp 0-478-868-416 ST Tax \$227.50 CO Tax \$113.75

Above Space for Recorder's Use Only

** as Successor Trustee of the Claudette S. Hughes,*
THE GRANTOR, BRYAN HUGHES, AS TRUSTEE UNDER TRUST AGREEMENT KNOWN
AS THE CLAUDETTE S. HUGHES TRUST DATED 03/19/2010, an individual, of ~~141 Ridgeland~~
~~Ave, Unit #1, City of Oak Park, County of Cook, State of Illinois~~ for and in consideration of TEN and
00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and
WARRANTS to SUSAN GANCER, an individual, of
** a single person*, County of Cook, State of Illinois, the
following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page*
3 for legal description attached here to and made part here of .), hereby releasing and waiving all
rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

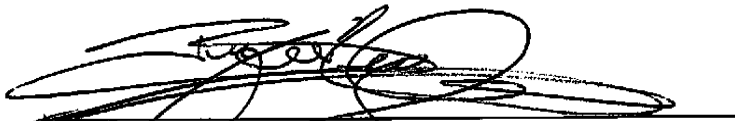
*** 0* 316 S. Elm Rd. Inverness, IL 60010*

SUBJECT TO: General taxes for 2017 and subsequent years; Covenants, conditions and restrictions of
record, if any;

Permanent Real Estate Index Number: 16-07-223-027-1007

Address of Real Estate: 141 Ridgeland Ave, Unit #1, Oak Park, IL 60302

The date of this deed of conveyance is August 25, 2017.


BRYAN HUGHES, AS TRUSTEE UNDER TRUST
AGREEMENT KNOWN AS THE CLAUDETTE S.
HUGHES TRUST DATED 03/19/2010

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State of Illinois

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BRYAN HUGHES, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(impress seal here)

Given under my hand and official seal on August 25, 2017.

(My Commission Expires 8/26/18)



Notary Public



This instrument was prepared by:
Zaki Anarwala
ZMA Legal
500 Lake Cook Road
Suite 350
Deerfield, Illinois 60015

Real Estate Transfer Tax

\$1,824.000



www.oak-park.us

Send subsequent tax bills to:
Susan Gancer
141 Ridgeland Ave, Unit #1
Oak Park, IL 60302

Mail recorded document to:
Susan Gancer
141 Ridgeland Ave, Unit #1
Oak Park, IL 60302

REAL ESTATE TRANSFER TAX

28-Aug-2017



COUNTY:	113.75
ILLINOIS:	227.50
TOTAL:	341.25

16-07-223-027-1007

| 20170801613587 | 0-478-868-416

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Legal Description

UNIT 141-1 IN RIDGELAND COMMONS CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"); THE NORTH 130 FEET OF LOT 10 AND THE NORTH 130 FEET OF LOT 11 IN BLOCK 30 IN THE VILLAGE OF RIDGELAND IN SECTIONS 7 AND 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO A DECLARATION OF CONDOMINIUM MADE BY SURBURBAN TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 23, 1976 AND KNOWN AS TRUST NUMBER 2807 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 24128165 ON 09/29/1977 TOGETHER WITH AN UNDIVIDED 12% IN AND TO THE 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.

Property Address:
141 Ridgeland Ave, #1
Oak Park, IL 60302

Pin: 16-07-223-027-1007

Property of Cook County Clerk's Office