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TRUSTEE'S DEED

Doc#: 1821347211 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/01/2018 12:30 PM Pg: 1 of 3

Dec ID 20180701639765
ST/CO Stamp 0-741-734-176 ST Tax \$470.00 CO Tax \$235.00

THIS INDENTURE, made as of this 31st day of July, 2018, between **Mary C. Downes, as trustee of the Mary C. Downes Revocable Trust dated January 4, 2008**, of 9 Augusta Lane, Dellwood, MN 55110, (the "GRANTOR"), and **James Haley**, of 9 Lochinvar, Oak Brook, IL 60523 (the "GRANTEE").

* James E. Haley as
Trustee of the James E Haley
Trust dated 1/7/2001

WITNESSETH: The Grantor in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said trustee, and of every other power and authority the Grantor hereunto enabling, does hereby convey and quitclaim unto the Grantee, in fee simple the following described real estate, situated in the County of Cook, State of Illinois, to-Wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A.

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Subject only to general real estate taxes not yet due and payable; covenants, conditions, and restrictions of record; and building lines and easements, if any.

Permanent Real Estate Index Number: 03-29-340-032-1029

Address of real estate: 44 Vail Avenue, Unit 314, Arlington Heights, IL 60005

SIGNATURES ON FOLLOWING PAGE

18C ST 387014 NB 1/1

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IN WITNESS WHEREOF, the Grantor, as trustee as aforesaid, hereunto set her hand and seal the day and year first above written.

Mary C. Downes Revocable Trust dated January 4, 2008

By: Mary C Downes
Mary C Downes, Trustee

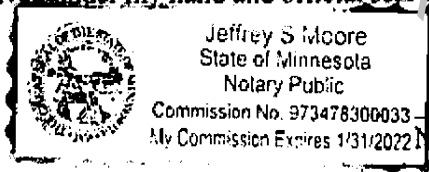
State of MI

County of Wayne

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mary C. Downes, as trustee of the Mary C. Downes Revocable Trust dated January 4, 2008, 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 said instrument as her own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 31st day of July, 2018.

SEAL



Jeffrey S Moore
Notary Public

This document was prepared by:
Jeffery S. Taylor, Esq.
Levin, Goodman & Cohen, LLP
500 Skokie Blvd., Suite 650
Northbrook, Illinois 60062

Mail recorded document to:
William T. Belmonte, Esq.
Marquardt & Belmonte, P.C.
311 S. County Farm Road, Suite 1
Wheaton, IL 60187

Send subsequent tax bills to:
James Haley
44 Vail Avenue, Unit 314
Arlington Heights, IL 60005

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

Unit 314 in the Vail Avenue Condominium as delineated on a survey of the following described Real Estate: That part of the West 1/2 of the Southwest 1/4 of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, described as follows: Beginning at the Southeast corner of Lot 4 in Block 24 in the Town of Dunton being a Subdivision of the West 1/2 of the Southwest 1/4 of said Section 29; thence North 89 degrees 21 minutes 26 seconds West along the South line of said Block 24, 151.75 feet; thence North 00 degrees 38 minutes 34 seconds East, 265.17 feet to the North line of said Block 24; thence South 89 degrees 21 minutes 53 seconds East along the North line of said Block 24, 150.11 feet to the Northeast corner of Lot 1 in said Block 24; thence South 00 degrees 17 minutes 22 seconds West along the East line of said Block 24, 265.20 feet to the point of beginning; which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as document number 00625338, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of P15, a limited common element as delineated on the survey attached to the declaration aforesaid recorded as document number 00625338.

Parcel 3:

Easements for the benefit of Parcels 1 and 2 for Ingress, Egress, use and enjoyment as set forth in Cross Easement and Cost Sharing Agreement recorded as Document number 00577251.

PIN: 03-29-340-032-1029

Address: 44 Vail Avenue, Unit 314, Arlington Heights, Illinois 60005