

# UNOFFICIAL COPY

## TRUSTEE'S DEED

(Illinois)

Doc#: 1835846010 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 12/24/2018 09:05 AM Pg: 1 of 3

Dec ID 20181201662545  
ST/CO Stamp 0-971-897-504 ST Tax \$356.00 CO Tax \$178.00  
City Stamp 1-921-287-840 City Tax: \$3,738.00

SEND SUBSEQUENT TAX BILLS TO:

TRACY HUGHES  
DANIEL HUGHES  
~~4553~~ 4553 N. MAGNOLIA # 510  
CHICAGO, IL 60640

MAIL TO:

ANGELA KOLONIK-GIBSON  
ATTORNEY AT LAW  
4854 N. KEDWILE  
CHICAGO, IL 60630

THIS AGREEMENT, made this 19 day of December, 2018, between Doris S. Perez Rodriguez, as Trustee under the provisions of a Trust Agreement dated the 9<sup>th</sup> day of December, 2015, and known as the Doris S. Perez Rodriguez Living Trust dated December 9, 2015, GRANTOR, and Tracy D. Hughes & ~~Daniel F. Hughes~~ <sup>DANIEL F. HUGHES</sup>, a married couple, as Tenants by the Entirety, Grantees, Grantees address: 3031 FAIRVIEW CT., JOINT TENANTS, JAYWOODS, IL 60615

WITNESSES: The Grantor in consideration of the sum of ten dollars receipt whereof is hereby acknowledge, 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 warrant unto the Grantees, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

SEE ATTACHED LEGAL

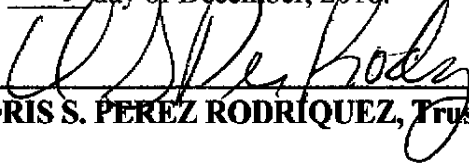
FIRST AMERICAN TITLE  
FILE # 2949344

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

Permanent Index Number(s): 14-17-118-032-1040  
Address(es) of real estate: 4553 N. Magnolia, Unit 510, Chicago, IL 60640

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IN WITNESS WHEREOF, the Trustee, **Doris S. Perez Rodriguez** aforesaid has set her hand and her seal this 19 day of December, 2018.

 (Seal)  
**DORIS S. PEREZ RODRIQUEZ, Trustee**

State of Illinois )  
County of McHenry )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT DORIS S. PEREZ RODRIQUEZ, as Trustee personally known to me to be the same persons whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she has signed, sealed and delivered said instrument as a 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 notarial seal, this 19 day of December, 2018.

(Impress Seal Here)





(Notary Public)

This instrument was prepared by:

Law Offices of Michael J. McNerney  
1320 N. Seminary Ave.  
Woodstock, IL 60098  
815/338-0060

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 510 IN THE MAGNOLIA GARDENS CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 46, 47 AND 48 IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF THE WEST 1/2 OF SAID NORTHWEST 1/4 WHICH LIES NORTH OF SOUTH 800 FEET THEREOF AND EAST OF THE GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0402119155, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE PARKING SPACE NUMBER P-11, A LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 510, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

### PARCEL 3:

THE EXCLUSIVE RIGHT TO THE STORAGE ROOM NUMBER S-5B, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 510, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

Note: For informational purposes only, the land is known as:

4553 N. Magnolia Ave, Unit 510  
Chicago, IL 60640

PIN: 14-17-118-032-1040