737385 UNOFFICIAL COPY

TRUSTEE'S DEED

RETURN AFTER RECORDING TO:

Karen M. Patterson Attorney at Law 2400 Ravine Way, Suite 200 Glenview, IL 60025

SEND FUTURE TAX BILLS TO: Travis Gesell 4553 N Magnolia Ave. Unit 308 Chicago, IL 60640

PREPARED BY: Windy City Legal 53 W. Jackson Blvd. Suits 1510 Chicago, IL 60604 Citywide Title Corporation 850 W. Jackson Blvd., Ste. 33 Chicago, IL 60607



Doc# 1915034111 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/30/2019 04:06 PM PG: 1 OF 4

4.6

THE GRANTOR, The Elizabeth A Breskot Revocable Trust u/a dated Jan. 20, 2010, as amended, by and through Elizabeth A. Brescott, of Merritt Island, Florida, as Trustee, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEYS and WARRANTS to the Grantee, Travis Gesell, an unmarried person, of Chicago, Illinois, the following described Real Estate:

* AND RESTAND ON SOFTEMBER 21, 2017

PARCEL 1: **R A Single Man

UNIT 308 IN THE MAGNOLIA GARDEN'S 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 49 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 D DCUMENT NUMBER 0402119155, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINO'S.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE PARKING SPACE NUMBER P-8, A L MI ED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE PIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 308, 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-5A, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 308, 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.

Property Address: 4553 N Magnolia Ave. Unit 308, Chicago, IL 60640

Permanent Index Number: 14-17-118-032-1018

S<u>y</u> P<u>#</u> S<u>y-</u>,

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SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; homeowners or condominium association declaration and bylaws; special governmental taxes or assessments not due and payable at the time of Closing, if any; and general taxes and assessments for the year 2018 and subsequent years;

which is not homestead property,

Dated: May 9, 2019.

The Elizabeth A. Breskot Revocable Trust u/a dated Jan. 20, 2010, as amended AND RESTATED ON SOTEMBER 21, 2017

<u>Ejallett A krastorf</u> By:Ælizabeth A. Breskot, Trustee

STATE OF ILLINOIS)

) SS

COUNTY OF COOK

I, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Elizabeth A. Breskot, 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, sea ed and delivered the said instrument as her free and voluntary act, and as the free and voluntary act of The Elizabeth A. Breskot Revocable Trust u/a dated Jan. 20, 2010, as amended, for the uses and purposes therein set forth, including waiver of the right of homestead.

Given under my hand and official seal on May 9, 2019.

Notary Public

OFFICIAL SEAL
MARTHA Y. ESPARZA-FLORES
Notary Public - State of Illinois
My Commission Expire - 6/25/2021

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REAL ESTATE TRANSFER TAX		24-May-2019
COLCUC	CHICAGO:	2,625.00
	CTA:	1,050.00
	TOTAL:	3,675.00 *
14-17-118-032-10	18 20190501671163	0-827-072-416

* Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

24-May-2019





COUNTY: 175.00
ILLINOIS: 350.00
TOTAL: 525.00

14-17-118-032-1018

20190501671163

1163 | 0-155-983-776