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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. Suite 1510  
Chicago, IL 60604

Citywide Title Corporation  
850 W. Jackson Blvd., Ste. 320  
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

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 RESTATED ON SEPTEMBER 21, 2017

#### PARCEL 1:

*\*R a single man*

UNIT 308 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-8, A LIMITED COMMON ELEMENT ("LCE"), 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.

#### 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 Y  
P 4  
S Y-1  
M N  
SC N  
E N  
INT Rw



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## REAL ESTATE TRANSFER TAX

24-May-2019



**CHICAGO:** 2,625.00

**CTA:** 1,050.00

**TOTAL:** 3,675.00 \*

14-17-118-032-1018 | 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



<b>COUNTY:</b>	175.00
<b>ILLINOIS:</b>	350.00
<b>TOTAL:</b>	525.00

14-17-118-032-1018

| 20190501671163 | 0-155-983-776