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Doc# 1917646130 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/25/2019 03:16 PM PG: 1 OF 4

## QUIT CLAIM DEED

THE GRANTOR, DENISE CALLAHAN,  
of Palos Park,  
County of Cook, State of Illinois  
for and in Consideration of Ten  
(\$10.00) Dollars, Grant, Sell and  
Convey Unto DENISE CALLAHAN  
Trustee of the DENISE CALLAHAN.  
LIVING TRUST

dated April 16, 2019 and any amendments thereto, of which DENISE CALLAHAN is the primary beneficiary, said beneficial interests to be held pursuant to 735 ILCS 5/12-112 and 765 ILCS 1065/1c GRANTEE, (hereinafter referred to as said trustee, regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate situated in Cook County, Illinois:

COMMONLY KNOWN AS: 12801 South 86th Avenue, Palos Park, Illinois 60464

PIN: 23 35 104 054 0000

LEGALLY DESCRIBED AS:

That part of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 35, Township 37 North, Range 12, East of the Third Principal Meridian, described as follows: Commencing at a point, the Southwest corner of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 35; thence North along the West line of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 35 a distance of 262.31 feet to the point of beginning; thence East along a straight line which extends to a point in the East line of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 35 which is 259.88 feet North of the Southeast corner of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 35 a distance of 290 feet; thence North along a line parallel to the West line of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 35 a distance of 366.71 feet more or less to a point which is 694.61 feet South of the North line of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 35; thence Southwesterly along a straight line a distance of 344.60 feet more or less to a point in the West line of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 35 which is 442.31 feet North of the Southwest corner of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 35; thence South along the West line of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 35 a distance of 180 feet to the point of beginning (excepting therefrom that part lying within the West 50 feet of the North 947.20 feet of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 35, and also excepting that part thereof lying within the West 30 feet of that part of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$

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of said Section 35 lying South of the North 947.20 feet thereof), in Cook County, Illinois; excepting therefrom the following described land; That part of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 35, Township 37 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  thence North along the East line of said Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  a distance of 259.88 feet; thence West along a line which intersects the West line of said Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  a distance of 262.31 feet North of the Southwest corner of said Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , a distance of 1033.10 feet to a point 290.00 feet East of said West line of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ; thence North along a line parallel with said West line of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  a distance of 307.99 feet to a point which is 753.33 feet South of the North line of said Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , said last described point being also the point of beginning; thence continuing North along the last described parallel line a distance of 40.90 feet to a Southerly line of an easement for ingress and egress and general road purposes as set forth in the Declaration of Easement made by Howard W. Bell and Eleanor M. Bell dated 7/13/55 and recorded as Document #16304791 and as created by deed from Howard W. Bell to Telmer P. Gorset and Laverne P. Gorset, his wife, dated 11/3/69 and recorded 12/9/69 as Document #21032912; thence Southwesterly along said Southerly line of an easement of ingress and egress and general road purposes a distance of 27.16 feet; thence Southeasterly along a line which forms an angle at 100 degrees 24 minutes 32 seconds to the left a distance of 9.74 feet; thence Easterly along a line which forms an angle of 55 degrees 02 minutes 13 seconds to the left of the prolongation of the last described line, a distance of 6.68 feet; thence Southeasterly a distance of 22.23 feet to said point of beginnings, in Cook County, Illinois.

Subject to real property taxes for the year 2018 and thereafter. Also, subject to any and all easements, restrictions, conditions and covenants of record. Also, subject to the interest held by the DENISE CALLAHAN LIVING TRUST dated April 16, 2019 of which DENISE CALLAHAN is the primary beneficiary and the property being conveyed by this deed is the principal residence and homestead of this beneficiary.

Dated this 16th day of April, 2019.



DENISE CALLAHAN

## REAL ESTATE TRANSFER TAX

25-Jun-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

23-35-104-054-0000

| 20190601613580 | 0-391-671-904

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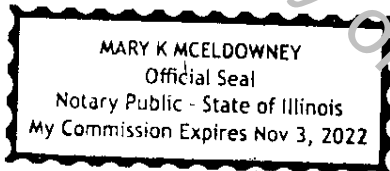
STATE OF ILLINOIS)

)SS

COUNTY OF COOK )

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DENISE CALLAHAN 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 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 official seal, this 16th day of April, 2019.



*Mary K. McElDowney*  
\_\_\_\_\_  
Notary Public

This instrument prepared by: Law Office of Thomas A. Kantas, P.C.  
7808 West College Drive, Suite 4SW  
Palos Heights, IL 60463

SEND SUBSEQUENT TAX BILLS TO: DENISE CALLAHAN 12801 South 86th Avenue, Palos Park, Illinois 60464

Exempt under the Provisions of Paragraph E,  
Section 4, of the Real Estate Transfer Act.

Agent: *Mary K. McElDowney* Date: *4/16/19*

