

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 1923155217 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/19/2019 10:50 AM Pg: 1 of 3

Dec ID 20190701636548
ST/CO Stamp 1-240-259-680 ST Tax \$175.00 CO Tax \$87.50

FIRST AMERICAN TITLE
FILE # 2978859

THE GRANTOR, Cathy Jane Smillie, as Trustee under an agreement dated August 11, 2011 and known as the Cathy Jane Smillie Trust, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, and pursuant to the power and authority vested in the Grantor as Trustee, CONVEYS and WARRANTS to ~~Venita C. Philbrick, a single woman,~~ all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

This deed is executed by the party of the first part as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to the general real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s):

16-07-121-045-1045

Address of Real Estate: 151 Kenilworth Avenue, Unit 5E, Oak Park, IL 60301

Dated this 18 day of July, 2019

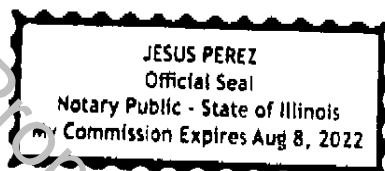
By: Cathy Jane Smillie
Cathy Jane Smillie, as Trustee

* Venita C. Philbrick, Trustee of the First Restatement
of the Philbrick Family Revocable Trust Dated
February 19, 2019.

UNOFFICIAL COPYSTATE OF ILLINOIS, COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Cathy Jane Smillie, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 18 day of July, 2019



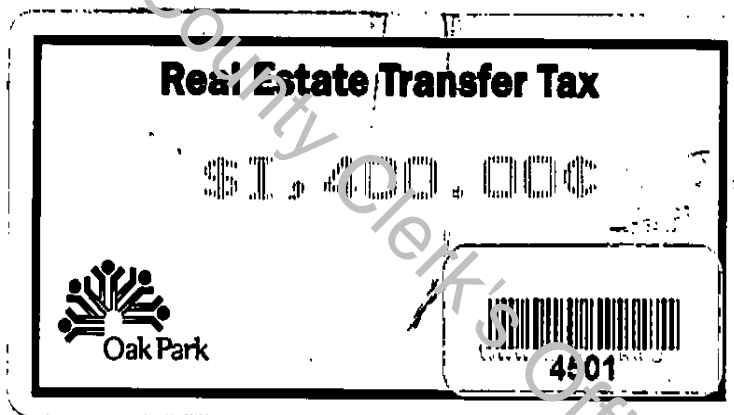
[Signature]

Notary Public

Prepared by:
Michael Hauert
Hauert Law Office
533 S. Division St., Suite A
Elmhurst, IL 60126

Mail to:
Greg Melnyk
Gregory P. Melnyk Law Office
1011 Lake Street
Suite 435
Oak Park, IL 60301

Name and Address of Taxpayer:
Venita Cappel Philbrick, *Trustee*
151 Kenilworth Avenue
Unit 5E
Oak Park, IL 60301



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Exhibit "A" – Legal Description

UNIT 5-E AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 6 IN THE MANOR SUBDIVISION, BEING A RESUBDIVISION OF VINT'S SUBDIVISION OF LOTS 2 AND 3 OF KETTLESTRINGS SUBDIVISION OF LAND IN THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK & TRUST CO. OF CHICAGO, A/T/U/T/N/ 32691 DATED 2/26/74, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOC. NO. 22733914; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS.

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

151 Kenilworth Avenue, Unit 5E, Oak Park, IL 60301

Property of Cook County Clerk's Office