

UNOFFICIAL COPY

Doc#: 1932955016 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/25/2019 09:39 AM Pg: 1 of 2

**Trustee's Deed
Statutory (ILLINOIS)**

Dec ID 20191101648566
ST/CO Stamp 1-390-733-664 ST Tax \$365.00 CO Tax \$182.50
City Stamp 2-059-147-616 City Tax: \$3,832.50

This document was prepared by:

Elizabeth M. Todorovic
Law Offices of Elizabeth M. Todorovic LLC
5419 N. Sheridan Road, Suite 110
Chicago, IL 60640

Chicago Title

19-A 93902522

(The Above Space for Recorders Use Only)

THIS INSTRUMENT is made this 12th day of November, 2019, between Jerry H. Biederman not individually but as Trustee under Trust Agreement dated August 31, 1968, and known as the Marilyn Chapman Investment Fund, as amended and restated, as Grantor, and, Kevin Lutsch, unmarried, and Kathleen Farrell, unmarried, as joint tenants with right of survivorship and not as tenants in common, as Grantee.

WITNESSETH, That Grantor, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, receipt whereof is hereby acknowledged, 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 quitclaim unto the Grantee, in fee simple, all interest in the following described real estate, situated in the County of Cook and State of Illinois, to wit: (see page 2 for legal description) together with the tenements and appurtenances thereunto belonging or in any way appertaining.

Permanent Index Number(s) (PIN): 14-28-203-028-1028
Address(es) of Real Estate: 320 W. Oakdale Ave, Unit 1201, Chicago, IL 60657-6419
CONDO

IN WITNESS WHEREOF, the Grantor, as Trustee as aforesaid, does hereunto set his hand and seal the day and year first above written.



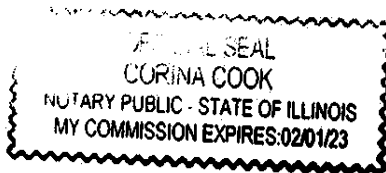
Jerry H. Biederman, as Trustee as aforesaid (SEAL)

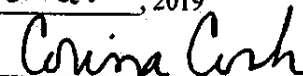
PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jerry H. Biederman, Trustee, 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 he signed, sealed and delivered the said instrument as his free and voluntary act as such trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12 day of November, 2019





Notary Public
Commission expires: 02/01/23

UNOFFICIAL COPY

Legal Description

of premises commonly known as 320 W. Oakdale Ave, Unit 1201, Chicago, IL 60657-6419

UNIT NUMBER 1201, IN THE 320 OAKDALE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
 THAT PART OF LOT 8 IN THE COUNTY CLERK'S DIVISION OF LOTS 2, 3 AND 4 AND THE SOUTH 33 FEET OF LOT 1 IN THE ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:
 COMMENCING AT A POINT IN THE SOUTH LINE OF SAID LOT 8, 198 FEET WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK AS ESTABLISHED BY A DECREE OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, ON OCTOBER 31, 1904, IN CASE NO. 256886 SAID POINT BEING ON THE NORTH LINE OF OAKDALE AVENUE AND ON THE WEST LINE OF AN 18 FOOT PUBLIC ALLEY; THENCE RUNNING NORTH ON THE WEST LINE OF SAID 18 FOOT PUBLIC ALLEY (SAME BEING A LINE PARALLEL WITH THE WEST BOUNDARY LINE OF LINCOLN PARK) 140.34 FEET TO THE SOUTH LINE OF AN 18 FOOT PUBLIC ALLEY; THENCE WEST ON THE SOUTH LINE OF SAID 18 FOOT PUBLIC ALLEY (BEING A LINE PARALLEL WITH THE NORTH LINE OF SAID OAKDALE AVENUE) 116.8 FEET TO A POINT 314.8 FEET WEST OF THE SAID WEST BOUNDARY LINE OF LINCOLN PARK (SAID POINT BEING 314 FEET EAST OF THE WEST LINE OF THE EAST FRACTIONAL HALF OF SAID SECTION 28 AND 274 FEET EAST OF THE EAST LINE OF SHERIDAN ROAD AS NOW LOCATED); THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF THE EAST FRACTIONAL HALF OF SAID SECTION 28, 140.33 FEET MORE OR LESS TO THE SOUTH LINE OF SAID LOT 8 (WHICH SAID LAST MENTIONED LINE IS ALSO THE NORTH LINE OF OAKDALE AVENUE); THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 8 (SAID LINE BEING THE NORTH LINE OF OAKDALE AVENUE) 118 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26908986 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Subject to: Covenants, conditions and restrictions on record; public and utility easements; acts done by or suffered through Buyer; homeowner's or condominium association declaration and bylaws; and general real estate taxes not yet due and payable.

Mail to:

Kathleen M. Farrell
 Kevin A. Litsch
 320 W. Oakdale Ave
 Unit 1201
 Chicago, IL 60657

SEND SUBSEQUENT TAX BILLS TO:

Kathleen Farrell & Kevin Litsch
320 W. Oakdale Ave, #1201
 (Address)
Chicago, IL 60657
 (City, State and Zip)

Or: Recorder's Office Box No. _____