

UNOFFICIAL COPY

Chicago Title 112
196NW550705NB
TRUSTEES DEED

Doc#: 2000249206 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/02/2020 12:07 PM Pg: 1 of 2

Dec ID 20191201659262
ST/CO Stamp 0-313-564-512 ST Tax \$201.50 CO Tax \$100.75

MAIL RECORDED DEED TO:

FLOSS LAW LLC
1200 Sherman Rd. Ste 206
Northbrook, IL 60062

MAIL TAX BILL TO:

Justito Lenon, Jr. and Marietta Lenon
8630 Ferris Ave., Unit 305 Morton Grove, IL
60053

THE GRANTOR(S), **John Kevin Pedersen, as Trustee of the John Kevin Pedersen Revocable Trust Agreement dated July 12, 2016, of 8630 Ferris Ave., Unit 305, Morton Grove, IL 60053**, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the power and authority vested in the Grantor(s) as Trustee, CONVEY(S) AND QUIT CLAIM(S) to **Justito Lenon, Jr. and Marietta Lenon**, husband and wife, of SKOKIE, ILLINOIS, to have and to hold, not as Joint Tenants, not as Tenants in Common, but as Tenants by the Entirety, all interest in the following described real estate, situated in Cook County, State of Illinois, to wit:

PARCEL 1: 8630 Ferris Ave, Unit 305, Morton Grove, IL
10-80-101-020-1015 60053
UNIT 305 IN 8630 FERRIS AVENUE CONDOMINIUMS, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 67.58 FEET OF THE NORTH 210 FEET AND THE EAST 135.30 FEET (EXCEPT THE NORTH 210 FEET THEREOF) IN AHRENFELD'S ADDITION TO MORTON GROVE, A SUBDIVISION OF LOT 41 OF COUNTY CLERK'S ADDITION IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF LYING WESTERLY OF A LINE COMMENCING ON THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY AT A POINT 27.23 FEET EASTERLY OF THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTHERLY PARALLEL TO SAID WEST LINE OF THE SAID SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, A DISTANCE OF 67.58 FEET TO A POINT 27.23 FEET EASTERLY OF THE LINE OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN), ALL IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 95412460 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, AND P-45, AND THE EXCLUSIVE RIGHT TO USE STORAGE LOCKER L-305, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 95412460.

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Permanent Index Number(s): **10-20-101-020-1015**

Property Address: **8630 Ferris Ave., Unit 305, Morton Grove, IL 60053**

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Subject, however to general real estate taxes not due and payable at time of closing; special assessments confirmed after Contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Dated this 17 day of November, 2019.

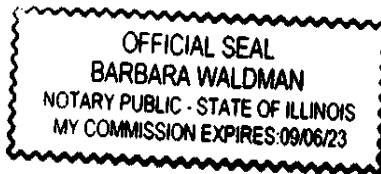
John Kevin Pedersen
John Kevin Pedersen, as Trustee of the
John Kevin Pedersen Revocable Trust
Agreement dated July 12, 2016

STATE OF IL
COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **John Kevin Pedersen, as Trustee of the John Kevin Pedersen Revocable Trust Agreement dated July 12, 2016**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and notarial seal, this 17 day of November, 2019.

Barbara Waldman
Notary Public



PREPARED BY:
Morton J. Rubin
Attorney at Law
3330 Dundee Rd., Suite C-4
Northbrook, IL 60062

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP

NO. 07937 AMOUNT \$ 6000.00 DATE 12/16/19
ADDRESS 8630 Ferris #305
BY Marcy
(VOID IF DIFFERENT FROM DEED)

REAL ESTATE TRANSFER TAX	30-Dec-2019
COUNTY:	100.75
ILLINOIS:	201.50
TOTAL:	302.25

