

# UNOFFICIAL COPY

**This instrument prepared by:**  
E. Bryan Dunigan  
19 S, LaSalle Street, Suite 1202  
Chicago, IL 60603

Doc#: 2029562275 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/21/2020 03:30 PM Pg: 1 of 3

**Mail future tax bills to:**  
Theresa Hannan  
7120 North Milwaukee Ave. Unit 709  
Niles, IL 60714

Dec ID 20200801679410  
ST/CO Stamp 2-056-292-832 ST Tax \$227.50 CO Tax \$113.75

**Mail this recorded instrument to:**

*Same*

## TRUSTEE'S DEED

This Indenture, made this 20 day of August, 2020, between Mary Devereux, as Successor Trustee under a Trust Agreement dated November 15, 2005 and known as Trust Number 111505 as Trustee under the provision of a deed or deeds in trust duly recorded and delivered to said trustee in pursuance of said trust agreement, party of the first part, and Theresa Hannan of 6559 W. Devon, Chicago, Illinois, party of the second part.

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in COOK County, State of Illinois, to wit:

Unit 709 in the Park Place Condominium as delineated on a survey of the following described land:

Parcel 1: Lot 2, except therefrom that part which lies Northwesterly of the following described line:

Beginning at a point on the Northerly line of Lot 2 in the Subdivision of Lot 4 aforesaid, said point being 10 feet Normal to the Northwesterly line of said Lot 2 extended Northwesterly; thence Southeasterly along a straight line to a point on the South line of said Lot 2 being 6.92 feet West of Southeast corner of said Lot 2, all in the Subdivision of part of Lot 4; in Circuit Court Partition of Lot 1 in Assessor's Division of the North 1/2 of Section 31, Township 41 North, Range 13, East of the Third Principal Meridian, lying East of Evergreen Avenue, in Cook County, Illinois.

Parcel 2: Lots 1 through 4, except that part of Lots 1 and 2 lying Northeasterly of the following described line:

Beginning at a point on the Northerly line of Lot 1 in Ruesch's Milwaukee Avenue Subdivision being 3.35 feet West of the Northeast corner of said Lot 1; thence Southeasterly along a straight line through said Lots 1 and 2 in Ruesch's Milwaukee Avenue Subdivision to a point on the Northeasterly lot line of said Lot 2 in Ruesch's Milwaukee Avenue Subdivision, said point being 15 feet South of the Northeast corner of said Lot 2 (as measured along the said Northeasterly lot line of Lot 2), all in Ruesch's Milwaukee Avenue Subdivision of part of the Northwest Fractional 1/4 of Section 31, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3: The East 1/2 of vacated alley lying West of and adjoining Lots 1 to 4 aforesaid.

Parcel 4: Lots 5, 6, 7, 8, 9, 10, 11, 12 (excepting therefrom that part of Lot 12 described as follows: Beginning at the Southeast corner of said lot thence Westerly along the South line of Lot 12 for a distance of 20 feet; thence Northeasterly along a straight line to a point on the Northeasterly line of Lot 12, said point being 20 feet Northwest of the point of beginning measured along the Northeasterly line of said Lot 12, thence Southeasterly along said line to the point of beginning) and Lots 13, 14, 15, 16, and 17 in Ruesch's Milwaukee Avenue Subdivision of part of the Northwest Fractional 1/4 of Section 31, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 5: The East 1/2 of vacated alley lying West of and adjoining Lots 5 to 12 aforesaid, the West 1/2 of vacated alley lying East of and adjoining Lots 13 to 16 aforesaid, and all of vacated alley lying between Lots 16 and 17 aforesaid which Survey is attached as Exhibit "A" to the Declaration of Condominium made by Parkway Bank and Trust Company, as Trustee under Trust Agreement dated June 15, 1992 and known as Trust No. 10352 recorded March 22, 1994 as

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Document No. 9425863, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Also: The exclusive right to the use of Parking Space P-44 and Storage Space S-60, a limited common elements as delineated on the Survey attached to the Declaration aforesaid recorded as Document No. 94258673.

Permanent Index Number(s): 10-31-101-037-1059

Property Address: 7120 North Milwaukee Ave. Unit 709, Niles, IL 60714

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2020 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

**To Have and To Hold** the same unto said party of the second part, and to the proper use, benefit, and behold forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Property of Cook County Clerk's Office

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## Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

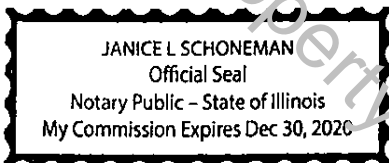
*Mary Devereux as Successor Trustee under Trust Agreement dated November 15, 2005 and known as Trust Number 111505*

Trustee

Trustee

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Mary Devereux, as Successor Trustee under a Trust Agreement dated November 15, 2005 and known as Trust Number 111505, as Trustee(s) aforesaid, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

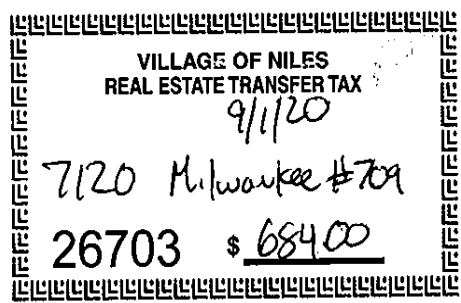


Given under my hand and Notarial Seal this 25<sup>th</sup> day of August, 2020.

*[Signature]*  
Notary Public

Corporate Trustee

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ Trust Officer and attested by its \_\_\_\_\_ Trust Officer, the day and year first above written.



\_\_\_\_\_  
Trustee  
By \_\_\_\_\_  
Trust Officer  
Attest \_\_\_\_\_  
Trust Officer

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Mary Devereux, as Successor Trustee under a Trust Agreement dated November 15, 2005 and known as Trust Number 111505, as Trustee(s) aforesaid, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered 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 \_\_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_  
Notary Public