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Doc#: 2035606128 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/21/2020 12:51 PM Pg: 1 of 5

EXECUTOR'S DEED (Statutory Illinois)

Prepared By:

Name: Gerald T. Quinn
Address: 1220 Meadow Rd. Suite 310
Northbrook, Illinois 60062

After Recording Return To:

Name: ~~Stephanie D. Uhler~~ *DARIEEN PARHAD*
Address: ~~Simon, Lapidus & Uhler, LLC~~
~~4709 West Green Road, Suite 475~~
~~Skokie, Illinois 60076~~ *2615 PRAIRIE #401*
EVANSTON IL 60201

Dec ID 20200901611884
ST/CO Stamp 1-527-716-832 ST Tax \$415.00 CO Tax \$207.50

WHEREAS, Kathleen E. Kerrigan (the "Decedent"), resided in the Village of Wilmette, County of Cook, State of Illinois, and died on December 30, 2019, leaving a will, appointing Mary E. Kerrigan as Executor, and that thereafter, proceedings were instituted in the Circuit Court of Cook County, County Department, Probate Division, as Case No. 2020 P 000824, to probate the estate of said Decedent, and on February 25, 2020, Grantor was duly appointed and qualified as the Independent Executor. This indenture made the 30th day of September, 2020, between Mary E. Kerrigan, Independent Executor of the Estate of Kathleen E. Kerrigan, whose address is 2247 Illinois Rd., Northbrook, IL 60062 (the "Grantor") and Darien Parhad and Bronwyn Parhad, residing at 2615 Prairie #401, Evanston, IL 60201 (the "Grantee"). Witnesseth that said Grantor, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, and in pursuance of the power and authority vested in the Grantor as said Independent Executor and of every other power and authority the Grantor hereunto enabling, does hereby convey and quitclaim unto said Grantees, Darien Parhad and Bronwyn Parhad, not as tenants in common, but as joint tenants, all the rights, title, interest, and claim in or to the following described real estate, situated in Cook County, Illinois to-wit:

LEGAL DESCRIPTION:

FIRST / AMERICAN TITLE
FILE # 3258574

SEE EXHIBIT "A"

Permanent Real Estate Index Number(s): 05-28-309-028-1040 (unit)
05-28-309-028-1133 (parking space)

Common Address of Real Estate: 1041 Ridge Rd., Unit 416, Wilmette, IL 60091

To have and to hold said premises forever, subject to general taxes, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not materially and adversely affect the use of the property.

This deed is executed by the Executor, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in her by the terms of said Trust Agreement above mentioned,

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and of every other power and authority thereunto enabling. In witness whereof, the Executor has caused her signature to be hereto affixed, and has caused her name to be signed to these presents the day and year first above written.

Dated this 30th day of September, 2020.

Mary E. Kerrigan

Mary E. Kerrigan, as Independent Executor

STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary E. Kerrigan, personally known to me to be the same person whose name is subscribed as to the foregoing instrument as such Independent Executor, appeared before me in person and acknowledged signing and delivering this instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand this 30th day of September, 2020.



Maria A. Sharkey
Notary Public

Send Subsequent Tax Bills to:

Darien Parhad
2615 Prairie #401
Evanston, IL 60201

Property of Cook County Clerk's Office

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Exhibit "A"

UNIT 416 AND PARKING SPACE UNIT P-3 IN MALLINCKRODT IN THE PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 1 AND 2 IN MALLINCKRODT PARK SUBDIVISION, A 3 DIMENSIONAL SUBDIVISION OF PART OF LOTS 5, 6, 7, 8, AND 9 OF C. LAUERMAN'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 1, 2004 AS DOCUMENT NO. 0433634173.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 GRANTED BY THE ROADWAY AND ASSOCIATED IMPROVEMENTS EASEMENT AGREEMENT BETWEEN THE WILMETTE PARK DISTRICT AND THE VILLAGE OF WILMETTE RECORDED DECEMBER 29, 2004 AS DOCUMENT NO. 0436419065 IN REFERENCE TO (A) A NON-EXCLUSIVE EASEMENT (ACCESS EASEMENT) FOR INGRESS AND EGRESS; (B) A NON-EXCLUSIVE EASEMENT (SERVICE ROAD EASEMENT) FOR INGRESS AND EGRESS; (C) AN EXCLUSIVE EASEMENT (ROADWAY SUPPORT EASEMENT) FOR CONSTRUCTION OF STRUCTURAL SUPPORTS FOR THE RAMP, ETC; AND (D) A NON-EXCLUSIVE EASEMENT (ASSOCIATED IMPROVEMENTS EASEMENT) FOR CONSTRUCTION OF A PORTION OF STRUCTURAL WALLS OF UNDERGROUND GARAGE, ETC.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 GRANTED BY THE SIDEWALK EASEMENT AGREEMENT BETWEEN THE WILMETTE PARK DISTRICT AND THE VILLAGE OF WILMETTE RECORDED DECEMBER 29, 2004 AS DOCUMENT NO. 0436419066 IN REFERENCE TO A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS.

PARCEL 4:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 GRANTED BY THE UTILITY EASEMENTS AGREEMENT BETWEEN THE WILMETTE PARK DISTRICT AND THE VILLAGE OF WILMETTE RECORDED DECEMBER 29, 2004 AS DOCUMENT NO. 0436419067 IN REFERENCE TO NON-EXCLUSIVE EASEMENTS (EASEMENT FOR EXISTING FIBER OPTIC AND UTILITY EASEMENT AS SHOWN ON EXHIBITS C AND D, RESPECTIVELY, OF THE AGREEMENT) FOR CONSTRUCTING, ETC. UNDERGROUND UTILITY SERVICES.

PARCEL 5:

EASEMENT FOR THE BENEFIT OF PARCEL 1 GRANTED BY THE STORM SEWER AND SANITARY SEWER EASEMENT AGREEMENT BETWEEN THE WILMETTE PARK DISTRICT AND THE VILLAGE OF WILMETTE RECORDED DECEMBER 29, 2004 AS DOCUMENT NO. 0436419069, AND AMENDED BY PARTIAL VACATION OF STORM SEWER AND SANITARY SEWER EASEMENT AND AMENDMENT AND MODIFICATION OF STORM SEWER AND SANITARY SEWER EASEMENT AGREEMENT RECORDED OCTOBER 27, 2005 AS DOCUMENT 0530003109 AND ALSO BY AMENDMENT TO STORM SEWER AND SANITARY SEWER EASEMENT AGREEMENT RECORDED MAY 10, 2006 AS DOCUMENT 0613017073 IN REFERENCE TO (A) A NON-EXCLUSIVE EASEMENT (STORM SEWER EASEMENT) FOR CONSTRUCTING, ETC. A LIFT STATION FOR STORM WATER REMOVAL AND (B) A NON-EXCLUSIVE EASEMENT (SANITARY SEWER EASEMENT) FOR CONSTRUCTING, ETC. SANITARY SEWER PIPE.

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PARCEL 6:

EASEMENT FOR THE BENEFIT OF PARCEL 1 GRANTED BY THE CONDOMINIUM ACCESS EASEMENT AGREEMENT BETWEEN THE WILMETTE PARK DISTRICT AND THE VILLAGE OF WILMETTE RECORDED DECEMBER 29, 2004 AS DOCUMENT NO. 0436419070 IN REFERENCE TO A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS.

PARCEL 7:

EASEMENT FOR THE BENEFIT OF PARCEL 1 GRANTED BY THE EXTERIOR MAINTENANCE EASEMENT AGREEMENT BETWEEN THE WILMETTE PARK DISTRICT AND THE VILLAGE OF WILMETTE RECORDED DECEMBER 29, 2004 AS DOCUMENT NO. 0436419071 IN REFERENCE TO A NON-EXCLUSIVE EASEMENT FOR REPAIRING AND MAINTAINING THE EXTERIOR PORTION OF THE CONDOMINIUM BUILDING.

PARCEL 8:

EASEMENT FOR THE BENEFIT OF PARCEL 1 GRANTED BY THE LANDSCAPE EASEMENT AGREEMENT BETWEEN THE WILMETTE DISTRICT AND THE VILLAGE OF WILMETTE RECORDED DECEMBER 29, 2004 AS DOCUMENT NO. 0436419072 AND AMENDED BY AMENDMENT TO UTILITIES EASEMENTS AGREEMENT RECORDED MAY 10, 2006 IN REFERENCE TO A NON-EXCLUSIVE EASEMENT FOR PLANTING, MAINTAINING, ETC. LANDSCAPE PLANTINGS AND FEATURES.

PARCEL 9:

EASEMENT FOR THE BENEFIT OF PARCEL 1 GRANTED BY THE TUNNEL EASEMENT AGREEMENT BETWEEN THE WILMETTE PARK DISTRICT AND THE VILLAGE OF WILMETTE RECORDED DECEMBER 29, 2004 AS DOCUMENT NO. 0436419073, AND AMENDED BY AMENDMENT TO TUNNEL EASEMENT AGREEMENT RECORDED OCTOBER 27, 2005 AS DOCUMENT 0530003108 IN REFERENCE TO AN EXCLUSIVE EASEMENT FOR CONSTRUCTING, MAINTAINING, ETC. AN UNDERGROUND PEDESTRIAN TUNNEL.

PARCEL 10:

EASEMENT FOR THE BENEFIT OF PARCEL 1 GRANTED BY THE MECHANICAL EQUIPMENT EASEMENT AGREEMENT BETWEEN THE WILMETTE PARK DISTRICT AND THE VILLAGE OF WILMETTE RECORDED DECEMBER 29, 2004 AS DOCUMENT NO. 0436419074 IN REFERENCE TO AN EXCLUSIVE EASEMENT FOR CONSTRUCTING, INSTALLING, ETC. CERTAIN MECHANICAL EQUIPMENT, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0708615125 AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 05-28-309-028-1040 (unit)
05-28-309-028-1133 (parking space)

Common Address of Real Estate: 1041 Ridge Rd., Unit 416, Wilmette, IL 60091

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Name of Buyer:
 PARHAD, DARIEN
 PARHAD, BRONWYN

Real Estate Transfer Tax
\$1,245.00

Property Address:
 1041 RIDGE RD UNIT 416
 WILMETTE, IL 60091

Issue Date 9/29/2020

Revenue Stamps:

Village of Wilmette	\$1,600.00	Qty	1	=	\$1,000.00
Real Estate Transfer Tax					
Stamp #: CO 2020-09-29 1041 RIDGE RD UNIT 416					

Village of Wilmette	\$500.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #: CO 2020-09-29 1041 RIDGE RD UNIT 416					

Village of Wilmette	\$400.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #: CO 2020-09-29 1041 RIDGE RD UNIT 416					

Village of Wilmette	\$300.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #: CO 2020-09-29 1041 RIDGE RD UNIT 416					

Village of Wilmette	\$200.00	Qty	1	=	\$200.00
Real Estate Transfer Tax					
Stamp #: CO 2020-09-29 1041 RIDGE RD UNIT 416					

Village of Wilmette	\$100.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #: CO 2020-09-29 1041 RIDGE RD UNIT 416					

Village of Wilmette	\$90.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #: CO 2020-09-29 1041 RIDGE RD UNIT 416					

Village of Wilmette	\$80.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #: CO 2020-09-29 1041 RIDGE RD UNIT 416					

Village of Wilmette	\$70.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #: CO 2020-09-29 1041 RIDGE RD UNIT 416					

Village of Wilmette	\$60.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #: CO 2020-09-29 1041 RIDGE RD UNIT 416					

Village of Wilmette	\$50.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #: CO 2020-09-29 1041 RIDGE RD UNIT 416					

Village of Wilmette	\$40.00	Qty	1	=	\$40.00
Real Estate Transfer Tax					
Stamp #: CO 2020-09-29 1041 RIDGE RD UNIT 416					

Village of Wilmette	\$30.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #: CO 2020-09-29 1041 RIDGE RD UNIT 416					

Village of Wilmette	\$25.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #: CO 2020-09-29 1041 RIDGE RD UNIT 416					

Village of Wilmette	\$20.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #: CO 2020-09-29 1041 RIDGE RD UNIT 416					

Village of Wilmette	\$10.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #: CO 2020-09-29 1041 RIDGE RD UNIT 416					

Village of Wilmette	\$1.00	Qty	5	=	\$5.00
Real Estate Transfer Tax					
Stamp #: CO 2020-09-29 1041 RIDGE RD UNIT 416					

Village of Wilmette	\$5,000.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #: CO 2020-09-29 1041 RIDGE RD UNIT 416					