

UNOFFICIAL COPY

TRUSTEE'S DEED ILLINOIS STATUTORY

Doc#: 2102910605 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/29/2021 04:37 PM Pg: 1 of 2

Dec ID 20201101647405
ST/CO Stamp 1-762-025-440 ST Tax \$212.50 CO Tax \$106.25

FIRST AMERICAN TITLE
FILE # 1001679

THE GRANTOR, **PEGGY A. WHITE**, Successor Trustee of the **Allene A. Pitts Living Trust** dated **11/19/07**, for and in consideration of **TEN & 00/100 DOLLARS**, and other good and valuable consideration in hand paid, **CONVEY(S)** and **Warrant(s)** to:

KENNETH JOHNSON, a married man, of 21222 Arbour Walk Drive, Frankfort, Illinois 60423, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

THE WESTERLY 30.00 FEET OF THE EASTERLY 91.50 FEET OF THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE NORTHEAST CORNER OF LOT 78 OF PHEASANT CHASE WEST TOWNHOMES; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 78, 37.33 FEET; THENCE NORTH 81 DEGREES 47 MINUTES 26 SECONDS WEST, 43.83 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 08 DEGREES 12 MINUTES 34 SECONDS WEST, 57.00 FEET; THENCE NORTH 81 DEGREES 47 MINUTES 26 SECONDS WEST, 123.00 FEET; THENCE NORTH 08 DEGREES 12 MINUTES 34 SECONDS EAST, 57.00 FEET; THENCE SOUTH 81 DEGREES 47 MINUTES 26 SECONDS EAST, 123.00 FEET TO THE POINT OF BEGINNING; BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PHEASANT CHASE WEST TOWNHOMES, A PLANNED UNIT DEVELOPMENT DATED NOVEMBER 2, 1990 AND RECORDED NOVEMBER 7, 1990 AS DOCUMENT 90542314 FROM HERITAGE TRUST COMPANY, SUCCESSOR TRUSTEE TO HERITAGE BREMEN BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 12, 1988 AND KNOWN AS TRUST NUMBER 88-3316 TO MEREDITH A. JOHNSON AND RECORDED FEBRUARY 1, 1993 AS DOCUMENT 93078498 AND RE-RECORDED MAY 4, 1993 AS DOCUMENT 93330842 FOR INGRESS AND EGRESS.

SUBJECT TO: (a) Covenants, conditions and restrictions of record; (b) public and utility easements; (c) acts done by or suffered through Buyer; (d) all special governmental taxes or assessments confirmed and unconfirmed; and (e) general real estate taxes not yet due and payable at the time of closing.

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: 27-34-117-062-0000
Address of Real Estate: 9425 Quail Trail, Tinley Park, Illinois 60487

