

# UNOFFICIAL COPY

Doc#: 2103401489 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/03/2021 03:42 PM Pg: 1 of 3

## Trustee's Deed

ILLINOIS

Dec ID 20201101673407  
ST/CO Stamp 0-232-775-696 ST Tax \$270.00 CO Tax \$135.00

*Above Space for Recorder's Use Only*

This AGREEMENT between GRANTOR, VALERIE TAYLOR, as the Sole Trustee of the VALERIE TAYLOR TRUST DATED JUNE 11, 2018, and GRANTEES, ROBERT MEYER and MAUREEN MEYER, *married to each other, as joint tenants with right of Survivorship*

WITNESSES: The GRANTOR in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, 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 GRANTEES, to hold all interest in fee simple,

the following described real estate, situated in the County of Cook in the State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A";

together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 12-02-300-046-0000

Address(es) of Real Estate: 915 Peterson Ave., Unit A, Park Ridge, IL 60068

206NW450102PL  
1071

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*Valerie Taylor*

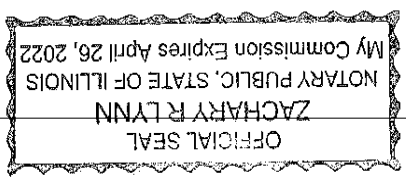
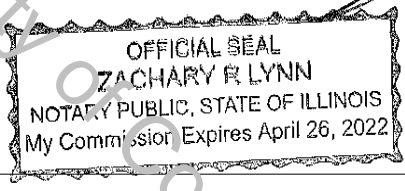
VALERIE TAYLOR, as the Sole Trustee of the VALERIE TAYLOR TRUST DATED JUNE 11, 2018

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 VALERIE TAYLOR 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/she signed, sealed and delivered the said instrument as a free and voluntary act, as such trustee for the above aforementioned trust, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of December 2020

*Zachary Lynn*  
(Notary Public)



Prepared by:

Zachary Lynn, Esq.  
Law Office of Zachary Lynn  
1215 S. 12<sup>th</sup> Street  
Saint Charles, IL 60174

Mail to:

Name and Address of Taxpayer:

Robert Meyer  
Maureen Meyer  
915 Peterson Ave.  
Unit A  
Park Ridge, IL 60068

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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

**Order No.:** 20GNW450102PK

**For APN/Parcel ID(s):** 12-02-300-046-0000

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PARCEL NUMBER 915"A" : THE EAST 65.50 FEET (EXCEPT THE SOUTH 96.71 FEET THEREOF) OF THAT PART LYING WEST OF A LINE DRAWN AT RIGHT ANGLES TO AND EXTENDED SOUTH FROM THE NORTH LINE OF LOT 1, AT A POINT 77.86 FEET WEST OF THE NORTHEAST CORNER OF LOT 1.

PARCEL NO. 915-AP: THE WEST 9.50 FEET TO THE EAST 72.0 FEET OF THE SOUTH 35.17 FEET OF THAT PART LYING WEST OF A LINE DRAWN AT RIGHT ANGLES TO AND EXTENDED SOUTH FROM THE NORTH LINE OF LOT 1, AT A POINT 77.86 FEET WEST OF THE NORTHEAST CORNER OF LOT 1.

ALL BEING OF A TRACT OF LAND DESCRIBED AS FOLLOWS: LOT 1, IN H.H. ROSENTHAL'S PARK ADDITION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER (1/4) OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO PLAT THEREOF, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON NOVEMBER 21, 1961, AS DOCUMENT NO. 2009124, ALSO AND TOGETHER WITH THE SOUTH 12 FEET OF THE NORTH 142 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF OF THAT PART OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING NORTH OF THE CENTER LINE OF HIGGINS ROAD AND EAST OF THE EAST LINE OF THE WEST 20 ACRES OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 2, (EXCEPTING FROM SAID TRACT THOSE PARTS THEREOF LYING EASTERLY AND SOUTHEASTERLY OF THE WESTERLY LINE OF CUMBERLAND AVENUE, AND LYING SOUTHERLY OF THE NORTHERLY LINE OF HIGGINS ROAD, RESPECTIVELY), AS DESCRIBED IN THE DOCUMENT REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JUNE 12, 1959, AS DOCUMENT 1867053, IN COOK COUNTY, ILLINOIS.