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FIRST AMERICAN TITLE
FILE # AF1005910

Doc#: 2110628008 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/16/2021 09:07 AM Pg: 1 of 2

TRUSTEES' DEED

Dec ID 20210301682533
ST/CO Stamp 1-302-287-888 ST Tax \$197.50 CO Tax \$98.75
City Stamp 1-866-749-456 City Tax: \$2,073.75

Prepared By:
Attorney Thomas J. Moran
5300 West Devon Ave.
Chicago, IL 60646

THIS AGREEMENT made this 30 day of March, 2021, between
ROBERT FITZPATRICK and DENISE FITZPATRICK as Trustees
under the provisions of a Trust Agreement known as
THE FITZPATRICK FAMILY TRUST DATED MARCH 8, 2018
and any amendments thereto,
as GRANTORS, and

SEAN M. EDMUNDS
4748 North Washtenaw Ave.
Unit 2
Chicago, IL 60625
as GRANTEE.

WITNESSETH: The GRANTORS in consideration of the sum of TEN and 00/100 Dollars
and other good and valuable considerations, receipt whereof is hereby acknowledged,
and in pursuance of the power and authority vested in the Grantors as the Trustees of
said Trust and of every other power and authority the Grantors hereunto enabling, do
hereby warrant unto the GRANTEE, in fee simple the following described real estate
situated in the City of Chicago, County of Cook and State of Illinois, to Wit:

Unit 4748-2 in The Washtenaw Park Condominium as delineated on a Survey of the
following Real Estate:
Lots 1, 2, 3 and 4 in Block 27 of Ravenswood Gardens, a Subdivision of that part of the
West 1/2 of the Northeast 1/4 and the East 1/2 of the Northwest 1/4 of Section 13,
Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois;
Which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as
Document 0612932026, as amended from time to time, together with its undivided percentage
interest in the common elements.

P.I.N. 13-13-200-043-1002.
Commonly known as 4748 N. Washtenaw Ave., Unit 2, Chicago, IL 60625-2991

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

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IN WITNESS WHEREOF, the Grantors as Trustees as aforesaid hereunto have set their hands and seals the day and year first above written.

Robert Fitzpatrick trustee
ROBERT FITZPATRICK
as Trustee as aforesaid

Denise Fitzpatrick trustee
DENISE FITZPATRICK
as Trustee as aforesaid

State of Illinois) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that ROBERT FITZPATRICK & DENISE FITZPATRICK as Trustees of THE FITZPATRICK FAMILY TRUST DATED 03-08-2018, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said deed as their free and voluntary act and as such Trustees, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 30 day of MARCH, 2021.

Gloria M Moran
NOTARY PUBLIC



MAIL RECORDED DEED TO:

Sean Edmunds
4748 Washburn #2
Chicago IL 60625

MAIL TAX BILLS TO:

Sean Edmunds
4748 Washburn #2
Chicago IL 60625