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TRUSTEE'S DEED -
Cook County

Doc# 2114428210 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/24/2021 11:01 AM Pg: 1 of 2

THIS DOCUMENT PREPARED BY:

NATHAN R. MILLER
Miller, Hall & Triggs, LLC
416 Main Street, Suite 1125
Peoria, Illinois 61602

Dec ID 20210501628231
ST/CO Stamp 0-978-471-184 ST Tax \$317.00 CO Tax \$158.50
City Stamp 0-673-155-344 City Tax: \$3,328.50

AFTER RECORDING MAIL TO:

~~NATHAN R. MILLER~~
~~Miller, Hall & Triggs, LLC~~
~~416 Main Street, Suite 1125~~
~~Peoria, Illinois 61602~~
NATHAN R. MILLER 1528 Lincoln
Miller, Hall & Triggs, LLC
416 Main Street, Suite 1125
Peoria, Illinois 61602
Evanston, IL 60201

TRUSTEE'S DEED

GRANTOR, **MARC W. KLASS**, as **Successor Trustee of "THE MINETTE B. KLASS TRUST dated November 7, 2000"** for the sum of Three Hundred Seventeen Thousand (\$317,000.00) Dollars, receipt of which is hereby acknowledged, **CONVEYS** and **QUIT CLAIMS** to GRANTEE, **MARGARET ROEDER**, a single person, of 3950 W. Bryn Mawr Ave #303, Chicago, IL 61610, the following described real estate:

Parcel 1:

Unit 303 in conservancy at North Park Condominium (V) as delineated on a survey of the following described premises:

That part of the East 833 feet of the West 883 feet of the North 583 feet of the South 633 feet of the Southwest 1/4 of Section 2, Township 40 North Range 13 East of the Third Principal Meridian, (except that part of the land dedicated for public roadway by Document 26700736) described as follows: Commencing at the Northwest corner of said tract; thence East on the North line of said Tract a distance of 131.91 feet; thence South 70.50 feet to the point of beginning, thence continuing South on the last described line 204 feet, thence East 89.0 feet, thence North 78.0 feet, thence East 10 feet, thence North 48 feet, thence West 10 feet, thence North 78.0 feet, thence West 89 feet to the point of beginning in Cook County, Illinois.

Which survey is attached to Declaration of Condominium recorded as Document 95171295 together with its undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to the use of parking space 303 and storage space 303, limited common elements as delineated on the survey attached to the Declaration aforesaid recorded as Document 95171295.

Parcel 3:

Easements for ingress and egress over common areas as shown in Declaration recorded October 28, as Document 94923280.

Property Address: 3950 W. Bryn Mawr Ave. #303, Chicago, IL 60610
PIN: 13023000091013

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This Deed is executed and delivered pursuant to and in exercise of the power and authority of the Grantor by the terms of the Trust mentioned above.

IN WITNESS WHEREOF, the Grantor, as Trustee as aforesaid, has hereunto set his hand and seal this 6th day of May, A.D. 2021.

By: *Marc W. Klass*
MARC W. KLASS, as Successor Trustee as
Aforesaid
712 Bridgetowne Court
Dunlap, IL 61525

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) SS.
COUNTY OF PEORIA)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY that **MARC W. KLASS**, as Successor Trustee of "THE MINETTE B. KLASS TRUST dated **November 7, 2000**", 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 signed, sealed and delivered said instrument as his free and voluntary act as such Trustee, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 6th day of May, A.D. 2021.

Leslie Anne Vallar
Notary Public

MAIL TAX STATEMENT TO:

Margaret Roeder
3950 W. Bryn Mawr Ave. #303
Chicago, IL 60610

