

UNOFFICIAL COPY

This instrument prepared by:

Umberto S. Davi, PC
1105 Burlington Ave.
Western Springs, IL 60558

Doc# 2115420108 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 06/03/2021 07:58 AM Pg: 1 of 3

Mail future tax bills to:

Marina Ramirez
315 Burlington Street, Unit A
Riverside, IL 60546

Dec ID 20210301673676

ST/CO Stamp 1-273-960-976 ST Tax \$285.00 CO Tax \$142.50

Mail this recorded instrument to:

Russell Kazda, Esq.
17112 S. Oak Park Ave.
Tinley Park, IL 60477

210803500197

TRUSTEE'S DEED

This Indenture, made this 25th day of March, 2021, between John J. O'Brien and Constance R. O'Brien, Trustees of the O'Brien Family Living Trust dated August 31, 2015 as Trustee under the provision of a deed or deeds in trust duly recorded and delivered to said trustee in pursuance of a trust agreement dated August 31, 2015, and known as Trust Number , party of the first part, and Marina Ramirez, a single person, of 85 E. Quincy, Riverside, Illinois, party of the second part.

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in COOK County, State of Illinois, to wit:

UNIT A IN DELAPLAINE CROSSING TOWNHOME CONDOMINIUM AS DELINEATED AND DESCRIBED ON A PLAT OF PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ON THE PLAT OF SURVEY ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0605231003 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 15-36-212-033-1001

Property Address: 315 Burlington Street, Unit A, Riverside, IL 60546

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2020 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

To Have and To Hold the same unto said party of the second part, and to the proper use, benefit, and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Compliance or Exemption Approved
Village of Riverside

BY: Debra Walcott

Date: 5-21-2021

UNOFFICIAL COPY**Individual Trustee(s)**

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.


Trustee


Trustee

STATE OF ILLINOIS

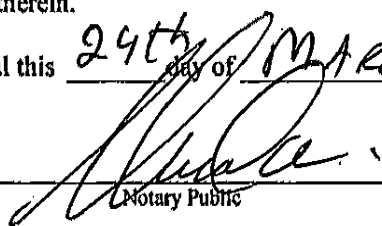
COUNTY OF COOK

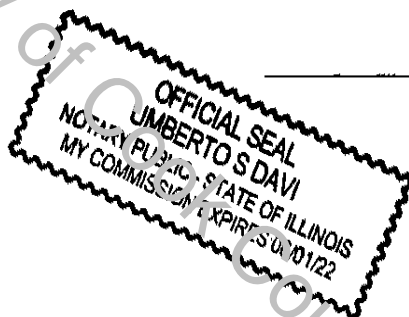
)
) SS
)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO
HEREBY CERTIFY that John J. O'Brien and Constance R. O'Brien, Trustees of the
O'Brien Family Living Trust dated August 31, 2015, as Trustee(s) aforesaid, personally
known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing
instrument as such Trustee(s), appeared before me this day in person and acknowledged
that he/she/they signed and delivered said instrument as his/her/their free and voluntary
act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this

24th day of MARCH


Notary Public



UNOFFICIAL COPY

ATTORNEYS' TITLE GUARANTY FUND, INC.

LÉGAL DESCRIPTION

Permanent Index Number:

Property ID: 15-36-212-033-1001

Property Address:

315 Burlington Street, Unit A
Riverside, IL 60546

Legal Description:

UNIT A IN DELAPLAINE CROSSING TOWNHOME CONDOMINIUM AS DELINEATED AND DESCRIBED ON A PLAT OF PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ON THE PLAT OF SURVEY ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0605231003 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office