

2106004 01950

# UNOFFICIAL COPY

This instrument prepared by:

Neil J. Kaiser  
716 Lee Street  
Des Plaines, IL 60016

Doc#: 2120946415 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/28/2021 01:25 PM Pg: 1 of 3

Mail future tax bills to:

Patrice H. Broeren  
44 N. Vail Avenue, Apt. 406  
Arlington Heights, IL 60005

Dec ID 20210701605323  
ST/CO Stamp 1-300-392-720 ST Tax \$800.00 CO Tax \$400.00

Mail this recorded instrument to:

*Maureen P. Meersman*  
*716 E. Northwest Hwy*  
*Mt. Prospect IL 60056*

## TRUSTEE'S DEED

This Indenture, made this 20<sup>th</sup> day of July, 2021, between SHERI ANN HICKEY, as trustee of the Sheri Ann Hickey Trust Agreement dated November 8, 2012, party of the first part, and PATRICE H. BROEREN, as trustee of the Patrice H. Broeren Trust dated October 9, 1995, 55 S. Vail Avenue, Apt. 502, Arlington Heights, 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:

PARCEL 1: UNIT 405 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE VAIL AVENUE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 00625338, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE P103, A LIMITED COMMON ELEMENT FOR THE BENEFIT OF UNIT 405, AS SET FORTH IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM AND AS DELINEATED ON THE PLAT OF SURVEY, ATTACHED THERETO.

PARCEL 3: UNIT 406 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE VAIL AVENUE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 00625338, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE P26 AND P30, LIMITED COMMON ELEMENTS FOR THE BENEFIT OF UNIT 406, AS SET FORTH IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM AND AS DELINEATED ON THE PLAT OF SURVEY, ATTACHED THERETO.

PARCEL 5: EASEMENTS FOR THE BENEFIT OF PARCELS 1, 2, 3 AND 4 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN THE CROSS EASEMENT AND COST SHARING AGREEMENT RECORDED AS DOCUMENT NO. 00577251.

Permanent Index Number(s): 03-29-340-032-1035  
Property Address: 44 N. VAIL AVE., APT. 405, ARLINGTON HEIGHTS, IL 60005

Permanent Index Number(s): 03-29-340-032-1036  
Property Address: 44 N. VAIL AVE., APT. 406, ARLINGTON HEIGHTS, IL 60005

together with the tenements and appurtenances thereunto belonging.

# UNOFFICIAL COPY

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 behold 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.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

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.

*Sheri Ann Hickey*  
SHERI ANN HICKEY, 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 SHERI ANN HICKEY, as Trustee aforesaid, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Trustee, appeared before me this day in person and acknowledged that she signed and delivered said instrument as her free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 21<sup>st</sup> day of July, 2021.

*[Signature]*  
Notary Public



Property of Cook County Clerk's Office