

UNOFFICIAL COPY

TRUSTEE'S DEED IN TRUST

C. T. I. /CY

21ST02738CS

1000KBS

Doc#: 2126655023 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/23/2021 09:44 AM Pg: 1 of 2

Dec ID 20210901666545
ST/CO Stamp 0-521-904-272 ST Tax \$685.00 CO Tax \$342.50

The Grantor, SUSAN NALBACH, Trustee of the SUSAN NALBACH TRUST DATED OCTOBER 3, 2000, of the Village of LaGrange, County of Cook, State of Illinois, for and in consideration of Six Hundred Eighty-Five Thousand Dollars (\$685,000.00), and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS unto MARY M. KENNEDY, Trustee of the MARY M. KENNEDY TRUST DATED JULY 2, 1998, 2301 Durand Drive, Downers Grove, Illinois, 60515, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNITS 410-509 AND P-27 AND P-65 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SPRING AVENUE STATION CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0011096800, AS AMENDED IN WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: (1) Covenants, Conditions and Restrictions of record and building lines/easements, if any; (2) General real estate taxes for 2021 and subsequent years; (3) Terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; (4) public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; (5) party wall rights and agreements; (6) limitations and conditions imposed by the Condominium Property Act; and (7) installments of general assessments established pursuant to the Declaration/CCRs due after September 15, 2021.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Tax Numbers: 18-04-121-037-1095
18-04-121-037-1115
18-04-121-037-1052

Address of Real Estate: 410 W. Burlington Avenue, #509, LaGrange, Illinois 60525

together with the tenements and appurtenances thereunto belonging,

TO HAVE AND TO HOLD the same, and to the proper use, benefit and behoof, forever, of said Grantee.

This Deed is executed by the Trustee as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in the Trustee by the provisions of said Trust above mentioned, and of every other power and authority.

Dated this 16th day of September, 2021.

SUSAN NALBACH TRUST DATED 10/3/2000
By: Susan Nalbach
SUSAN NALBACH, Trustee

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid state that SUSAN NALBACH, Trustee of the SUSAN NALBACH TRUST DATED OCTOBER 3, 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 she signed, sealed and delivered the said instrument as her free and voluntary act as Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of September, 2021.





Kristen M Bisiules
(Notary Public)

Prepared By:
Judith M. Kerr, Attorney at Law
709 South Stone Avenue
LaGrange, IL 60525

Mail To:
Daniel McCormick, P.C.
5205 Washington Street
Downers Grove, IL 60515

Taxpayer:
Mary M. Kennedy Trust
410 W. Burlington Avenue, #509
LaGrange, IL 60525

REAL ESTATE TRANSFER TAX		22-Sep-202
		COUNTY: 342.5
		ILLINOIS: 685.0
		TOTAL: 1,027.5
18-04-121-037-1095		20210901666545 0-521-904-272