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Doc#: 2127328221 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/30/2021 11:30 AM Pg: 1 of 4

Dec ID 20210901690585
ST/CO Stamp 0-401-969-296 ST Tax \$113.50 CO Tax \$56.75

TRUSTEE'S DEED

10f2
21GS14030063NL
CT

Above Space for Recorder's Use Only

THIS INSTRUMENT, made this August 20, 2021 by Diane Geary, as Sole Successor Trustee under the provisions of THE NANCY L. VAN LATEN DECLARATION OF TRUST DATED MAY 27, 2014, hereinafter referred to as Grantor, and Michael D. Austin, of Chicago, IL, in Cook County, hereinafter referred to as Grantee:

WHEREAS, Grantor is the duly acting Sole Successor Trustee under the provisions of the THE NANCY L. VAN LATEN DECLARATION OF TRUST DATED MAY 27, 2014, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantor, not individually but as such Successor Trustee, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to: Carla Jennings pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as 2311 183rd Street, Unit 405, Homewood, Illinois 60430, legally described as:

SEE ATTACHED

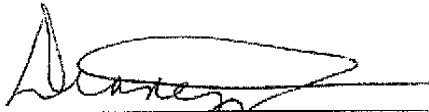
SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2021 and subsequent years.

Permanent Index Number: 32-06-100-066-1035
Address(es) of Real Estate: 2311 183rd Street, Unit 405, Homewood, IL 60430

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustees, in and to the premises.

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IN WITNESS WHEREOF, Grantor, not individually, but as Trustee aforesaid, has hereunto set their hand and seal the day and year first above written.



Diane Geary, as Sole Successor Trustee under the provisions of THE NANCY L. VAN LATEN DECLARATION OF TRUST DATED MAY 27, 2014

STATE OF ILLINOIS)
) ss
COUNTY OF)

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Diane Geary, as Sole Successor Trustee under the provisions of THE NANCY L. VAN LATEN DECLARATION OF TRUST DATED MAY 27, 2014, is personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 19 day of August, 2011
Commission expires 9-27-22

OFFICIAL SEAL
TRACIE L BECK
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 09/27/22
Tracie Beck
NOTARY PUBLIC

This instrument was prepared by M.W. Brady Law Firm, PC, 20950 South Frankfort Square Road, Unit B, Frankfort, IL 60423

MAIL TO:
Michael Austin
2311 183rd St
Homewood IL 60430

SEND SUBSEQUENT TAX BILLS TO:
Michael Austin
2311 183rd St
Homewood IL 60430

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CHICAGO TITLE INSURANCE COMPANY**COMMITMENT NO. 21GSA030063NL****SCHEDULE A**
(continued)

5. The Land is described as follows:

PARCEL 1:

UNIT NO. 405 AS DELINEATED ON SURVEY OF A TRACT OF LAND LEGALLY DESCRIBED AS FOLLOWS (HEREINAFTER REFERRED TO AS PARCEL): THAT PART OF LOTS 1 AND 2 (TAKEN AS A TRACT) IN THE SUBDIVISION OF THE NORTH 462 FEET OF THAT PART OF THE NORTH WEST 1/4 LYING WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD AND THAT PART OF THE NORTH WEST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF ILLINOIS CENTRAL RAILROAD AND SOUTH LINE OF SAID LOTS 1 AND 2 (TAKEN AS A TRACT) SAID POINT BEING 465.08 FEET SOUTHWESTERLY (AS MEASURED ON SAID RIGHT OF WAY LINE) OF A LINE 30 FEET SOUTH OF (MEASURED AT RIGHT ANGLES) THE NORTH LINE OF THE NORTH WEST 1/4 OF SECTION 6; THENCE SOUTHWESTERLY ON THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF "FLOSSWOOD SUBDIVISION", A SUBDIVISION OF THAT PART OF THE NORTH WEST 1/4 OF SECTION 6; THENCE WESTERLY ON THE NORTH LINE OF "FLOSSWOOD SUBDIVISION" TO THE POINT OF INTERSECTION WITH A LINE 350.81 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTH WEST 1/4 OF SECTION 6; THENCE NORTHERLY ON SAID PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 180 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF "FLOSSWOOD SUBDIVISION"; THENCE EASTERLY ON THE LAST NAMED PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 581 FEET EAST OF AND UNIT D1 133838 10027 RESIDENTIAL TITLE INSURANCE POLICY 7 70-79-455 SCHEDULE A CONTINUED PARALLEL TO THE WEST LINE OF THE NORTH WEST 1/4 OF SECTION 6; THENCE NORTHERLY ON THE LAST NAMED PARALLEL LINE, A DISTANCE OF 32 FEET TO A POINT; THENCE SOUTHEASTERLY ON A STRAIGHT LINE, A DISTANCE OF 84.33 FEET TO A POINT OF INTERSECTION WITH A LINE 180 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF "FLOSSWOOD SUBDIVISION"; THENCE EASTERLY ON THE LAST NAMED PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 70 FEET WESTERLY OF AND PARALLEL (AS MEASURED AT RIGHT ANGLES) TO THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD; THENCE NORTHEASTERLY ON THE LAST NAMED PARALLEL LINE, A DISTANCE OF 80.83 FEET TO A POINT; THENCE SOUTHEASTERLY ON A STRAIGHT LINE, A DISTANCE OF 70 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY SOUTH CHICAGO SAVINGS BANK, A CORPORATION OF ILLINOIS, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 21, 1970 AND KNOWN AS TRUST NUMBER 11-1506, FILED FOR RECORD IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, STATE OF ILLINOIS AS DOCUMENT LR272021, AND RECORDED WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, STATE OF ILLINOIS, AS DOCUMENT 22537317, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF, AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID (EXCEPT THAT PART THEREOF

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance (08/01/2016)

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 AMERICAN
LAND TITLE
ASSOCIATION


UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY****COMMITMENT NO. 21GSA030063NL****SCHEDULE A**
(continued)

FALLING IN LOT 1 AFORESAID), FOR A PRIVATE ROAD FOR INGRESS AND EGRESS IN EVERY POSSIBLE MANNER INCLUDING (BUT NOT EXCLUSIVELY) BY VEHICLE, FOOT AND CONVEYOR AND FOR LIGHT AND AIR AS CREATED BY THE DEED FROM HENRY GOTTSCHALK AND SOPHIE GOTTSCHALK, HIS WIFE, TO MAUD CORY DATED DECEMBER 27, 1922 AND RECORDED DECEMBER 28, 1922 AS DOCUMENT 7759972 ON AND OVER A STRIP OF LAND 50 FEET IN WIDTH EXTENDING FROM THE WESTERLY LINE OF THE "PARCEL" OF PARCEL 1 AFORESAID TO THE EAST LINE OF WESTERN AVENUE, THE SOUTHERLY LINE OF SAID PRIVATE ROAD BEING THE SOUTHERLY LINE OF SAID "PARCEL" OF PARCEL 1 AFORESAID EXTENDED WESTWARD TO SAID PUBLIC ROAD AND THE NORTHERLY LINE OF WHICH SAID ROAD BEING PARALLEL WITH SAID SOUTHERLY LINE AND 50 FEET, MEASURED AT RIGHT ANGLES, DISTANT THEREFROM, ALL IN COOK COUNTY, ILLINOIS.

END OF SCHEDULE A

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