

# UNOFFICIAL COPY

## TRUSTEE'S DEED

Doc#: 2128804168 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/15/2021 11:24 AM Pg: 1 of 4

Dec ID 20210501650234  
ST/CO Stamp 1-707-358-352

This Indenture, made this 28<sup>th</sup> day of August, 2021, between **Joseph F. Schroeder III, Trustee under the Joseph F. Schroeder Trust dated July 26, 2017**, party of the first part, and **Emily Nieves**, widowed, of River Forest, Illinois, party of the second part. The party of the first part in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the party of the second party, the following described real estate situated in Cook County, Illinois to wit:

**PARCEL 1: UNIT NO. 404, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, IN RIVER FOREST CONDOMINIUM, AS DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 28, 1977 AS DOCUMENT NO. LR-2990429, IN SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: A PERPETUAL, EXCLUSIVE EASEMENT FOR PARKING PURPOSES OVER COVERED PARKING SPACES NO. 5 AND 39, AS DEFINED IN THE DECLARATION AFORESAID.**

Permanent Index Number(s): 15-12-114-009-1016  
Property Address: 424 Park Avenue, Unit 404, River Forest, Illinois 60303

Together with the tenements and appurtenances thereunto belonging.

To have and t 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 unrelated at the date of the delivery hereof.

**NOTE: THE PREPARER OF THIS INSTRUMENT WAS NOT FURNISHED WITH AN ABSTRACT OF TITLE OR TITLE INSURANCE POLICY ON THE DESCRIBED PROPERTY AND THEREFORE EXPRESSES NO OPINION AS TO THE CONDITION OF TITLE.**

**EXEMPTION APPROVED**  
**VILLAGE OF RIVER FOREST**

  
Page 1 of 2

*WJ 21038066*  
**FIDELITY NATIONAL**  
**TITLE INSURANCE**

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This transaction is exempt from taxation pursuant to Paragraph E, Section 31-45 of the Real Estate Transfer Tax Law, 35 ILCS 200/31-45.

Dated 8-28, 2021

Joseph F. Schroeder III  
Joseph F. Schroeder III, Trustee

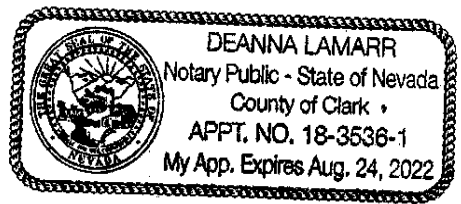
This does not constitute homestead property for the Grantor.

Joseph F. Schroeder III  
Joseph F. Schroeder III, Trustee under the Joseph F. Schroeder III Trust Dated July 26, 2017

STATE OF Nevada )  
 ) SS  
COUNTY OF Clark )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that **Joseph F. Schroeder III, Trustee under the Joseph F. Schroeder III Trust Dated July 26, 2017**, 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 the said Instrument as his free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 28<sup>th</sup> day of August, 2021.



Deanna Lamarr  
Notary Public

**Document prepared by:**  
Attorney Mark M. Berardi, 14919 Founders Crossing, Homer Glen, IL 60491

**Record and return to:**  
Emily Nieves, 424 Park Avenue, Unit 404, River Forest, Illinois 60305

**Grantee's Address:**  
Emily Nieves, 424 Park Avenue, Unit 404, River Forest, Illinois 60305

**Mail Tax Bill To:**  
Emily Nieves, 424 Park Avenue, Unit 404, River Forest, Illinois 60305

**EXEMPTION APPROVED**  
**VILLAGE OF RIVER FOREST**  
[Signature]

# UNOFFICIAL COPY



FIDELITY NATIONAL TITLE

20 N. CLARK - SUITE 220, CHICAGO, ILLINOIS 60602

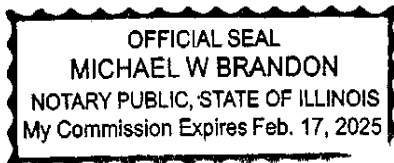
PHONE: (312) 621-5000  
FAX: (312) 621-5033

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated October 11, 2021 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said Agent  
this 11 day of October  
2021



[Signature]  
Notary Public

The grantor or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated October 11, 2021 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said Agent  
this 11 day of October  
2021



[Signature]  
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or A/E] to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

RECORDER 4-10 10/13 HBC

**EXEMPTION APPROVED**  
VILLAGE OF RIVER FOREST  
[Signature]

# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

15-Oct-2021



<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00

15-12-114-009-1010 | 20210501650234 | 1-707-358-352

Property of Cook County Clerk's Office