

# UNOFFICIAL COPY

**This instrument prepared by:**

Axel R. Cerny  
1 N. 141 County Farm Rd, Suite 230  
Winfield, IL 60190

Doc#: 2129307335 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/20/2021 12:51 PM Pg: 1 of 3

**Mail future tax bills to:**

Steve Alderson  
24131 Cascades Road  
Laguna Niguel, CA 92677

Dec ID 20210901683870  
ST/CO Stamp 0-093-542-544 ST Tax \$105.00 CO Tax \$52.50

**Mail this recorded instrument to:**

Rajvi Gandhi Selim, Esq.  
635 W. Wise Road, Suite 10  
Schaumburg, Illinois 60193

CT 21NW7145 B87LW4

## TRUSTEE'S DEED

This Indenture, made this 29 day of September, 2021 between RENEE DEETJEN as Trustee of the Renee Deetjen Trust Dated July 15, 1998 (the "Trust"), under the provision of a deed or deeds in trust duly recorded and delivered to said trustee, party of the first part, and STEVE ALDERSON, a single man of Laguna Niguel, California, 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:

SEE ATTACHED LEGAL DESCRIPTION

PERMANENT INDEX NO.: 09 17 402 173 1015  
COMMONLY KNOWN AS: 477 Graceland Ave., #3A, Des Plaines, Illinois 60016

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2021 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, forever.

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.

# UNOFFICIAL COPY

Individual Trustee(s)

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

*Renee Deetjen, Trustee*  
RENEE DEETJEN, Trustee

STATE OF ILLINOIS  
COUNTY OF DUPAGE

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that RENEE DEETJEN as Trustee of the Renee Deetjen Trust Dated July 15, 1998 (the "Trust") 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 29 day of September, 2021.

*Joel R. Cerny*  
Notary Public

OFFICIAL SEAL  
AXEL R. CERNY  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES 10/22/23

DESMOINES Real Estate Transfer Tax  
PLAINES 12-72 No. 67218  
\$2.00 per \$1,000.00  
HTGRACELANDAN #3A  
CITY OF DES PLAINES

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT "A"

### PARCEL 1:

UNIT 3A IN GRACELAND TERRACE CONDOMINIUM (AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE HEREINAFTER REFERRED TO AS PARCEL):

THE SOUTH 90 FEET MEASURED ALONG AND LYING EAST OF THE EAST LINE OF GRACELAND AVENUE OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4; OF SECTION 17 AFORESAID, 579 FEET SOUTH OF THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, THENCE SOUTH 83 DEGREES 30 MINUTES EAST, 156 FEET TO A POINT; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, AFORESAID 279.23 FEET; THENCE NORTH 83 DEGREES 30 MINUTES WEST, 156 FEET TO A POINT IN THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, 279.23 FEET NORTH OF THE PLACE OF BEGINNING; THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, 279.23 FEET TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT OF LAND THAT PART THEREOF, LYING SOUTH OF A LINE DRAWN FROM A POINT IN THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, WHICH IS 24.46 FEET NORTH OF THE SOUTHWEST CORNER OF SAID TRACT TO A POINT IN THE EAST LINE OF SAID TRACT WHICH IS 38.50 FEET NORTH OF THE SOUTH EAST CORNER OF SAID TRACT) TOGETHER WITH THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AFORESAID, 579 FEET SOUTH OF THE NORTH WEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AFORESAID; THENCE SOUTH 83 DEGREES 30 MINUTES EAST, 156 FEET TO A POINT; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AFORESAID 279.23 FEET; THENCE NORTH 83 DEGREES 30 MINUTES WEST 156 FEET TO A POINT IN THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AFORESAID, 279.23 FEET NORTH OF THE PLACE OF BEGINNING; THENCE SOUTH ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AFORESAID, 279.23 FEET TO THE PLACE OF BEGINNING (EXCEPT THE NORTH 75 FEET OF SAID TRACT AS MEASURED ON THE WEST LINE) AND (EXCEPT THE SOUTH 90 FEET MEASURED ALONG THE EAST LINE OF GRACELAND AVENUE THEREOF), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY PIONEER BANK AND TRUST COMPANY, A CORPORATION OF THE STATE OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 13, 1976 AS KNOWN AS TRUST NUMBER 20208 RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24264931, TOGETHER WITH A 3.31178% 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) ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

MORTGAGOR ALSO HEREBY GRANTS MORTGAGEE, ITS SUCCESSORS AND ASSIGNS AS AN EASEMENT APPURTENANT TO THE PREMISES HEREIN CONVEYED, A PERPETUAL EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. 7 AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.