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Doc#: 2129955200 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/26/2021 01:45 PM Pg: 1 of 4

Dec ID 20210901664048
ST/CO Stamp 1-035-322-512 ST Tax \$345.00 CO Tax \$172.50

**WARRANTY DEED
IN
TRUST
Statutory (Illinois)**

FIRST AMERICAN TITLE
FILE # 310 9392

Above Space for Recorder's use only

THIS INDENTURE, made this 20th day of September, 2021, between the Grantor, Donna Greco, a single woman, of the Village of Glenview, County of Cook, State of Illinois and Mary Joyce Gallagher, as Trustee under the provisions of a certain trust agreement dated the 25th day of September, 2007 and known as the Mary Joyce Gallagher Trust (hereinafter referred to as "trustee", and unto all and every successor or successors in trust under said trust agreement) of the City of Chicago, County of Cook, State of Illinois.

WITNESSETH, that the Grantor, in consideration of the sum of Ten and NO/100ths (\$10.00) Dollars, receipt whereof is hereby acknowledged, conveys and warrants unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to wit:

See Exhibit "A" - Legal Description attached hereto and made part hereof.

SUBJECT TO: covenants, conditions, and restrictions of record, and General Taxes for the year 2020 and subsequent years.

Permanent Index Number: 04-35-314-041-1004

Address of Property: 702 Waukegan Rd. Unit 4a, Glenview, Illinois 60025

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease

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said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other consideration as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application or any purchase of money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, the Grantor, hereunto set her hand and seal this 20TH day of September, 2021.

Donna Greco

DONNA GRECO

(SEAL)

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Donna Greco, 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, for the uses and purposes therein set forth including the release and waiver of the right of Homestead..

Given under my hand and official seal, this 20th day of September, 2021.

Francis Paul De Rosa
NOTARY PUBLIC

Commission expires June 27, 2024



TRUSTEE ACCEPTANCE

Mary Joyce Gallagher, as trustee under the provisions of a certain trust dated September 25, 2007 and known as the Mary Joyce Gallagher Trust hereby accepts the conveyance of real estate and transfer of title thereto.

Mary Joyce Gallagher
Trustee aforesaid

This instrument was prepared by: Francis Paul DeRosa, 6430 N. Central Ave., Ste.201 Chicago, IL 60646

MAIL TO:

Mary Alice C. Strzalka, JD
6650 N. Northwest Hwy #106
CHICAGO IL 60631-1362

SEND SUBSEQUENT TAX BILLS TO:

M.J. Gallagher, TRUSTEE
155 N. Harbor Dr #510
CHICAGO IL 60601

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Exhibit "A" - Legal Description

PARCEL 1:

UNIT A-4, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

A PARCEL OF LAND, BEING PART OF LOT 2 IN ORCHARD GARDENS SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MARCH 16, 1959 AS DOCUMENT NUMBER 1849370, WHICH PARCEL OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 359.25 FEET TO A POINT; THENCE NORTH ALONG A STRAIGHT LINE, PERPENDICULAR TO SAID SOUTH LINE OF LOT 2, A DISTANCE OF 25 FEET TO A POINT OF BEGINNING FOR THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 149.91 FEET TO A POINT WHICH IS 164.12 FEET NORTH (MEASURED PERPENDICULAR TO SAID SOUTH LINE OF LOT 2) AND 415.10 FEET WEST (MEASURED ALONG SAID SOUTH LINE OF LOT 2) FROM AFORESAID SOUTHEAST CORNER OF LOT 2; THENCE NORTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 110.79 FEET TO A POINT WHICH IS 242.46 FEET NORTH (MEASURED PERPENDICULAR TO SAID SOUTH LINE OF LOT 2) AND 336.76 FEET WEST (MEASURED ALONG SAID SOUTH LINE OF LOT 2) FROM AFORESAID SOUTHEAST CORNER OF LOT 2; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF LOT 2, A DISTANCE OF 97.12 FEET; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 70.54 FEET TO A POINT WHICH IS 192.56 FEET NORTH (MEASURED PERPENDICULAR TO SAID SOUTH LINE OF LOT 2) AND 189.76 FEET WEST (MEASURED ALONG SAID SOUTH LINE OF LOT 2) FROM AFORESAID SOUTHEAST CORNER OF LOT 2; THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF LOT 2, A DISTANCE OF 142.58 FEET, TO A POINT 50.0 FEET NORTH OF SAID SOUTH LINE; THENCE WEST ALONG A LINE PERPENDICULAR TO SAID LAST DESCRIBED LINE, A DISTANCE OF 32.00 FEET; THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF LOT 2, A DISTANCE OF 25.00 FEET; THENCE WEST ALONG A LINE 25.00 FEET NORTH FROM AND PARALLEL WITH SOUTH LINE OF LOT 2 AFORESAID, A DISTANCE OF 137.49 FEET TO THE POINT OF BEGINNING.

WHICH SAID SURVEY IS ATTACHED AS EXHIBIT "A" TO A CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY THE AMALGAMATED TRUST AND SAVINGS BANK, AS TRUSTEE UNDER A CERTAIN TRUST AGREEMENT DATED JANUARY 29, 1975 AND KNOWN AS TRUST NUMBER 2805, AND REGISTERED IN THE OFFICE OF THE COOK COUNTY REGISTRAR OF TITLES AS DOCUMENT NUMBER 2885260 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AFORESAID AS SET FORTH IN INSTRUMENT DATED JUNE 1, 1976 AND FILED AUGUST 2, 1976 AS DOCUMENT LR 2885259 AND AS CREATED BY DEED FROM AMALGAMATED TRUST AND SAVINGS BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 29, 1975 AS TRUST NUMBER 2805 TO HENRY J. WOZNAK AND HELEN M. WOZNAK, HIS WIFE DATED JULY 23, 1976 AND FILED AUGUST 30, 1976 AS DOCUMENT LR 2890769 OVER AND UPON THAT PART OF LOT 2 IN ORCHARD GARDENS SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MARCH 18, 1959 AS DOCUMENT NUMBER 1849370, WHICH PART OF LOT 2 IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2 AND RUNNING THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 2 (BEING ALSO THE WESTERLY LINE OF WAUKEGAN AVENUE) A DISTANCE OF 60 FEET; THENCE WESTERLY ALONG A STRAIGHT LINE PERPENDICULAR TO SAID EASTERLY LINE OF LOT 2, A DISTANCE OF 54.10 FEET; THENCE SOUTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 47.79 FEET TO A POINT WHICH IS 25.0 FEET NORTH (MEASURED PERPENDICULAR) TO SAID SOUTH LINE OF LOT 2 AND 89.76 FEET WEST (MEASURED ALONG SAID SOUTH LINE OF LOT 2 FROM AFORESAID SOUTHEAST CORNER OF LOT 2; THENCE WEST ALONG A LINE 25 FEET NORTH FROM AND PARALLEL WITH SOUTH LINE OF LOT 2 AFORESAID, A DISTANCE OF 269.49 FEET; THENCE SOUTH ALONG A STRAIGHT LINE PERPENDICULAR TO SAID SOUTH LINE OF LOT 2, A DISTANCE OF 25.0 FEET TO SAID SOUTH LINE; THENCE EAST ALONG SOUTH LINE OF LOT 2 AFORESAID, A DISTANCE OF 359.25 FEET, TO THE POINT OF BEGINNING, FOR INGRESS AND EGRESS.