

UNOFFICIAL COPY

TRUSTEE'S DEED

Doc#: 2130742163 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/03/2021 02:49 PM Pg: 1 of 3

Dec ID 20211001698577
ST/CO Stamp 1-485-239-440 ST Tax \$125.00 CO Tax \$62.50

(the above space for Recorder's use only)

THIS INDENTURE, made on October 14, 2021, between VICTOR H. MOORE, Trustee under the terms and provisions of THE VICTOR H. MOORE TRUST, dated February 19, 2004, party of the first part, and FRANK ESPOSITO, ~~FR.~~, an unmarried man, of 3351 N. New England Avenue, Chicago, Illinois, 60634 party of the second part.

* S.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid does hereby convey and warrant unto said party of the second part, all interest to and in the following described real estate, situated in Cook County, in the State of Illinois, to wit:

See attached legal description

21CST357371WL

Commonly Known As: 7211 West Division Street, C2, River Forest, Illinois, 60305

Chicago Title

Property Index Number: 15-01-403-046-1008

together with the tenements and appurtenances thereunto belonging.

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 part. Further, party of the first part hereby grants to party of the second part, its successors and or assigns, as rights and easements appurtenant to the above-described real estate. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations of record.

This deed is executed by the Grantor, as trustee and as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of the provisions of said Revocable Trust above mentioned, and of every other power and authority thereunto enabling.

IN WITNESS WHEREOF, said party of the first part has caused his name to be signed to these presents the day and year first above written.



VICTOR H. MOORE, Trustee

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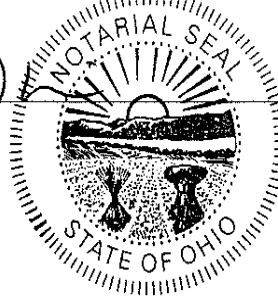
State of OHIO)
County of Montgomery

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that VICTOR H. MOORE, as trustee, and individually, aforesaid, 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 and delivered this instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 14th day of OCTOBER, 2021

Commission expires 7/61, 2025


NOTARY PUBLIC



JON MORRIS
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
12-01-2025

This instrument was prepared by

JONATHAN D. GROLL, LTD.
810 NORTH BLVD. SUITE A
OAK PARK, IL 60301

Mail To:

SEND SUBSEQUENT TAX BILLS TO:

name Same
address _____
city, state and zip _____

name FRANK S. ESPOSITO
address 7211 W. DIVISION C2
LIWA FOREST, IL
city, state and zip 60305



VILLAGE OF RIVER FOREST
Real Estate Transfer Tax

Date 10/27/21 Amount Paid \$125.00

REAL ESTATE TRANSFER TAX

02-Nov-2021



COUNTY: 62.50
ILLINOIS: 125.00
TOTAL: 187.50

15-01-403-046-1008

| 20211001698577 | 1-485-239-440

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LEGAL DESCRIPTION

Order No.: 21CST357371WC

For APN/Parcel ID(s): 15-01-403-046-1008

UNIT 2C IN THE PRIORY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 2 AND THE EAST 1/2 OF LOT 3 IN IN GRAY & BRESES' RESUBDIVISION OF BLOCK 1 IN SUBDIVISION OF BLOCKS 1, 8, 9, 10, 11, 14, 15 AND 16 IN BOGUES ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/3 OF THE WEST 1/2 OF SAID SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95655770; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

Record of Cook County Clerk's Office