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Doc#: 2131212243 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/08/2021 02:20 PM Pg: 1 of 5

TRUSTEE'S DEED

Dec ID 20211101628503

This indenture made this **19th** day of **May, 2021**, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as successor trustee, under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the **14th** day of **April, 1991** and known as Trust Number **2217** party of the first part, and **Gail A. Wilkening, Trustee of the Gail A. Wilkening Trust dated May 19, 2021**, whose address is: **751 North Delphia, Park Ridge, Illinois 60068**, party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

RESERVED FOR RECORDER'S OFFICE

SEE ATTACHED RIDER FOR LEGAL DESCRIPTION

Permanent Tax Number: **09-26-116-034-0000**

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.

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 deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By *Margaret O'Connell*
Assistant Vice President

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State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 11th day of **October, 2021**.



Teresa Aluisa

NOTARY PUBLIC

PROPERTY ADDRESS:
751 North Delphia
Park Ridge, Illinois 60068

This instrument was prepared by:
Margaret O'Donnell, Assistant Vice President
CHICAGO TITLE LAND TRUST COMPANY
1100 Lake Street, Suite 100C
Oak Park, IL 60301

AFTER RECORDING, PLEASE MAIL TO:

SEND TAX BILLS TO:

NAME Patrick D. Owens
DiMonte & Lizak, LLC

NAME Gail Wilkening

ADDRESS 216 W. Higgins Rd.

ADDRESS 751 N. Delphia

CITY, STATE Park Ridge, IL 60068

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LEGAL DESCRIPTION

Lot 1 in Anderson's Resubdivision of Lots 16 and 17 (except the East 115.43 feet of aforesaid lots) and all of Lot "A" in Greenview Park, a subdivision of the East 8 acres (except that part of the East 161.43 feet lying South of the North 681 feet) of Lot 5 in Subdivision of the West half of the North West quarter of Section 26, Township 41 North, Range 12, East of the Third Principal Meridian, lying North of Rand Road according to the Plat thereof recorded as Document 9458119 recorded November 5, 1926, also all that part of the vacated Richardson Drive vacated by Ordinance recorded April 2, 1956 as Document 16536969 lying North of the South line of Lot 17 extended West to the East line of Delphia Avenue lying East of the East line of Delphia Avenue South of the South line of Elinor Avenue and lying West of a line drawn 115.43 feet West of the East line of Lot 16 and 17, all in aforesaid subdivision, in Cook County, Illinois.

751 North Delphia, Park Ridge, Illinois 60068

Perm. Index No. 09-26-116-034-0000

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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 and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: November 3, 2021

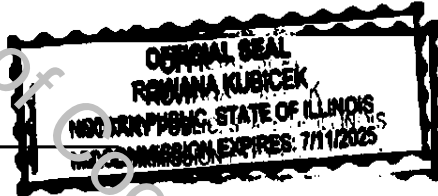
Signature: _____



Agent

Subscribed and Sworn to before me
this 3th day of November, 2021

Notary Public



The Grantee 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 and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: November 3, 2021

Signature: _____



Agent

Subscribed and Sworn to before me
this 3th day of November, 2021.

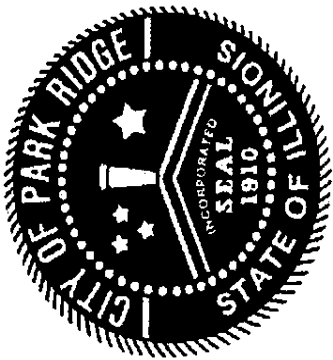
Notary Public



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 ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

505 Butler Pl, Park Ridge, Illinois 60068
p: (847) 318-5222 | transferstamp@parkridge.us | WWW.PARKRIDGE.US


Certificate # 21-001230

Pin(s)
09-26-116-034-0000

Address
751 N DELPHIA AVE

*This certificate acts as a receipt that the above-mentioned party
has complied with City of Park Ridge Ordinance 2020-44*

Property Transfer Tax Date
\$25.00 11/05/2021

X 

Joseph C. Gilmore
City Manager

PROPERTY OF COOK COUNTY CLERK'S OFFICE