

UNOFFICIAL COPY

PRECISION TITLE
PC21-17350 2/3
TRUSTEE'S DEED

Doc#: 2203307038 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/02/2022 06:40 AM Pg: 1 of 3

Return To:
Drost Kivlan Mc Mahon & O'Connell
11 South Dunton Avenue
Arlington Heights, IL 60005

Dec ID 20220101608529
ST/CO Stamp 1-774-846-352 ST Tax \$350.00 CO Tax \$175.00
City Stamp 0-762-069-392 City Tax: \$3,675.00

Send Subsequent Tax Bills To:
Laura B. Hersby & Katherine Saltzman
7742 N. Sheridan Rd. Unit 1L
Chicago, IL 60626


The Grantor, **JOAN BOSENBURY YOUNG**, as Trustee of **THE JOAN BOSENBURY YOUNG TRUST** dated August 12, 2008, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantors hereunto enabling, does hereby **CONVEY** and **TRANSFER** to the Grantees, **LAURA BATTERSBY AND KATHERINE SALTZMAN**, all right, title and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:



* married to each other, as tenants by the entirety
SEE ATTACHED EXHIBIT A: LEGAL DESCRIPTION

Permanent Index Numbers (PINs): 11-29-101-033-1006, 11-29-101-033-1122.
Property Address: 7742 N. Sheridan Rd., Unit 1L, Chicago, Illinois 60626.

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not yet due and payable.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

REAL ESTATE TRANSFER TAX		26-Jan-2022
	CHICAGO:	2,626.00
	CTA:	1,050.00
	TOTAL:	3,675.00 *
11-29-101-033-1006 20220101608529 0-762-069-392		

REAL ESTATE TRANSFER TAX		26-Jan-2022
	COUNTY:	175.00
	ILLINOIS:	350.00
	TOTAL:	525.00
11-29-101-033-1006 20220101608529 1-774-846-352		

* Total does not include any applicable penalty or interest due.

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TO HAVE AND TO HOLD said premises forever.

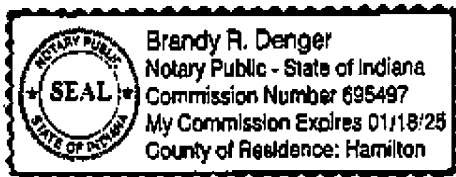
IN WITNESS HEREOF, the grantors aforesaid has hereunto set their hand and seal this 15 day of JANUARY, 2022.

Joan Bosenbury Young
JOAN BOSENBURY YOUNG, as Trustee of the
Joan Bosenbury Young Trust dated August 12, 2008.

State of Indiana county of Hamilton ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOAN BOSENBURY YOUNG, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 15th day of Jan, 2022.



Brandy R. Denger
NOTARY PUBLIC

My commission expires: 01-18-25

This Document Prepared By:
John A. Zimmermann LLC
P.O. Box 3061
Northlake, IL 60164

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EXHIBIT A: LEGAL DESCRIPTION

UNITS 45 AND P-9 IN THE LAKEVIEW POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOTS 1 TO 7 INCLUSIVE (EXCEPT THAT PART OF LOT 7 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 7; THENCE EAST 51.94 FEET; THENCE NORTH TO A POINT ON THE NORTH LINE OF SAID LOT 7, 38.61 FEET EAST OF THE NORTH WEST CORNER THEREOF; THENCE WEST TO THE NORTH WEST CORNER THEREOF; THENCE SOUTH ON THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING) IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON, BEING A SUBDIVISION OF LOTS 44 TO 46 IN LOWENMEYER'S LAKESIDE TERRACE ADDITION TO EVANSTON, ALSO OF LOTS 1, 2 (EXCEPT THE WEST 20 FEET OF SAID LOT 2) IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON ALSO THE VACATED PART OF SHERIDAN ROAD DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF LOT 1 IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE SOUTH WEST CORNER OF LOT 44 IN LOWENMEYER'S LAKESIDE TERRACE ADDITION TO EVANSTON; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 44 TO THE NORTH WEST CORNER THEREOF; THENCE WEST IN A STRAIGHT LINE TO THE NORTH EAST CORNER OF LOT 2 IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON; THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING ALL IN THE NORTH WEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 7 IN FERGUSON BIRCH PARK ADDITION TO EVANSTON DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE EAST 51.94 FEET; THENCE NORTHERLY ON A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID LOT 7, 38.61 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT; THENCE WEST TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING; IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: ALL THAT PART OF THE EAST-WEST 16 FOOT VACATED ALLEY, LYING NORTH OF THE NORTH LINE OF LOTS 1 TO 7, BOTH INCLUSIVE, IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON, AFORESAID, WHICH LIES WEST OF THE WEST LINE OF N. SHERIDAN ROAD EXTENDED NORTH AND EAST OF THE WEST LINE OF LOT 7, EXTENDED NORTH, IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030097477, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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