

UNOFFICIAL COPY

Doc#: 2204539244 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/14/2022 11:35 AM Pg: 1 of 2

Dec ID 20220101608425
ST/CO Stamp 1-528-269-200 ST Tax \$595.00 CO Tax \$297.50

2131222 1 of 1
AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

**TRUSTEE'S DEED
ILLINOIS STATUTORY
Tenancy by the Entirety**

THE GRANTOR MICHAEL ALEXANDER LEX MACNEIL AS TRUSTEE OF THE LEX MACNEIL TRUST DATED APRIL 30, 2016, married to Kelly Simmons, of Oak Park, Cook County, Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to John R. Marquardt and Carol A. Marquardt, husband and wife, both of Franklin, Tennessee, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER 603 IN THE RESIDENCE AT THE OAK PARK OPERA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOT 8 IN JAMES W. SCOVILLE'S ADDITION TO HARLEM IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM PARCEL "B" ON PAGE 4 OF 9 OF PLATS), IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED NOVEMBER 8, 2006 AS DOCUMENT NUMBER 0631217018, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P-52, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO AND RECORDED AS DOCUMENT NUMBER 0631217018, IN COOK COUNTY, ILLINOIS.

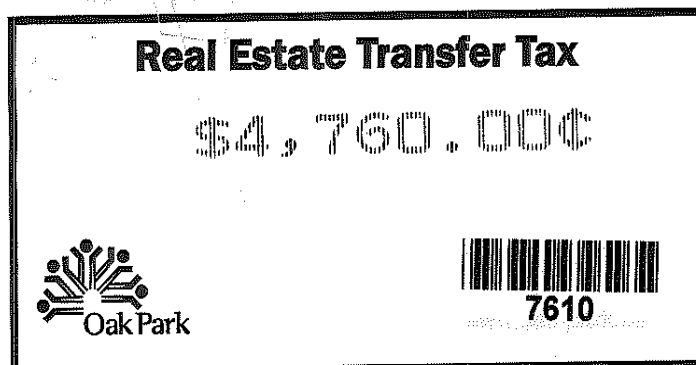
SUBJECT TO: Party wall rights, private, public and utility easements and roads and highways, covenants, conditions and restrictions of record, special taxes or assessment, general taxes for the year 2021 and subsequent years including taxes, and installments not due at the date hereof of any special tax or assessment.

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 forever not as tenants in common nor as joint tenants but as TENANTS BY THE ENTIRETY.

This deed is executed pursuant to and in exercise of the power and authority granted to and vested in said trustee by the terms of said trust agreement mentioned herein above.

Permanent Real Estate Index Number(s): 16-07-302-023-1033

Address(es) of Real Estate: 110 S. Marion St., Unit 603, Oak Park, IL 60302



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Dated this 2nd day of FEBRUARY, 20 22.

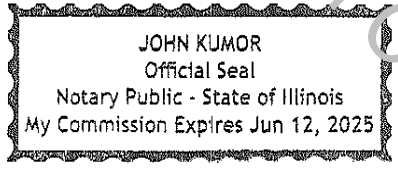
X *[Signature]* TRUSTEE
MICHAEL ALEXANDER LEX MACNEIL AS TRUSTEE OF THE LEX MACNEIL TRUST DATED APRIL 30, 2016

X *[Signature]*
KELLY SIMMONS - signing for the sole purpose of waiving her homestead rights only

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that MICHAEL ALEXANDER LEX MACNEIL AS TRUSTEE OF THE LEX MACNEIL TRUST DATED APRIL 30, 2016, personally known to me to be the same person(s) whose name(s) are 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 2nd day of February, 20 22.

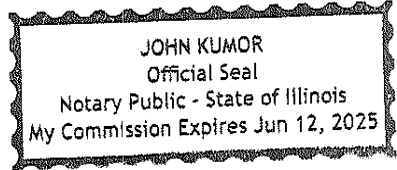


[Signature] (Notary Public)

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that KELLY SIMMONS, personally known to me to be the same person(s) whose name(s) are 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 2nd day of February, 20 22.



[Signature] (Notary Public)

Prepared by:
John Kumor, Esq.
KUMOR LAW, LLC
7642 West Belmont Avenue
Chicago, Illinois 60634
(773) 625-2200

Mail To:
JOHN MARQUARDT
110 S. MARION STREET
DAK PARK, IL
60302
UNIT # 603

Name and Address of Taxpayer:
John R. Marquardt and Carol A. Marquardt
110 S. MARION STREET
UNIT # 603
DAK PARK, IL
60302