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A22-0122 SA

**TRUSTEE DEED
ILLINOIS STATUTORY**

Doc#: 2207439186 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/15/2022 10:21 AM Pg: 1 of 3

Dec ID 20220301646842
ST/CO Stamp 1-787-999-632 ST Tax \$389.00 CO Tax \$194.50

This indenture made this 4th day of March 2022 made between Scott Beatty, not individually but as trustee of the Scott Beatty Living Trust dated April 3, 2019, party for the first part and Roberto Alva, a married man, the party for the second part, of ~~Chicago, Illinois.~~

Harwood Heights

Witnesseth: that said party of the first part and in consideration of ten and 00/100 dollars and other good and valuable consideration in hand paid does convey and quit claim unto said party of the second part the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 3 for the legal description attached hereto and made part hereof), hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

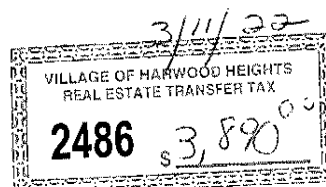
SUBJECT TO: General Taxes for 2021 and subsequent years; Covenants, conditions, restrictions of record, if any;

Permanent Real Estate Index Number(s): 12-12-425-009-1089

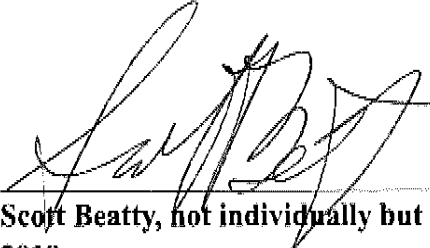
Address of Real Estate: 4811 N. Olcott Avenue, Unit 617, Harwood Heights, Illinois 60706

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 in trust delivered to said trustee in pursuance of the trust agreement above. This deed is made subject to the lien of every trust deed or mortgage if any thereby of record in said county given to secure payment of money and remain unreleased at the date of delivery hereof.

Dated this 3-8-2022 day of March 2022.



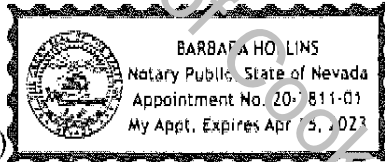
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 Scott Beatty, not individually but as trustee of the Scott Beatty Living Trust dated April 3, 2019

STATE OF NV COUNTY OF Clark SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Scott Beatty is personally known to me to be the person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 8th day of March, 2022



(Notary Public)



Prepared By:
 Maria A. Pavone Macek
 Attorney At Law
 8546 W. Lawrence
 Norridge, Illinois 60706

REAL ESTATE TRANSFER TAX		14-Mar-21-22
COUNTY:		184.50
ILLINOIS:		389.00
TOTAL:		573.50
12-12-125-009-1089		20230101641847 1-787-599-8337

Mail To: Rosenthal Law
3700 W Devon Ave Ste E
Lincolnwood, IL 60712

Name and Address of Taxpayer:
Roberto Alva
4811 N Olcott Ave
Unit 617
Harwood Heights, IL 60706

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Legal Description

PARCEL 1:

UNIT 4811-617 IN THE CLOCK TOWER POINTE OF HARWOOD HEIGHTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL A:

LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 9 AND LOTS 4, 5, AND 6 TOGETHER WITH THE SOUTH 1/2 OF THE VACATED 16 FOOT ALLEY LYING NORTH OF AND ADJOINING SAID LOTS 4, 5, AND 6 IN BLOCK 10; AND ALL OF VACATED GUNNISON STREET LYING BETWEEN AFORESAID BLOCKS 9 AND 10 IN OLIVER SALINGER AND COMPANY'S LAWRENCE AVENUE MANOR BEING A SUBDIVISION OF LOT 3 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 AND PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B:

THAT PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF OLIVER SALINGER AND COMPANY'S LAWRENCE AVENUE MANOR, BEING A SUBDIVISION OF LOT 3 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 AND PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 12, RECORDED APRIL 28, 1925 AS DOCUMENT 8886267, LYING WEST OF WEST LINE OF THE SOUTH 18.61 ACRES OF THE EAST 31.86 ACRES OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 12 AFORESAID, AND LYING SOUTH OF THE CENTER LINE OF ALLEY, EXTENDED EAST, IN BLOCK 10 IN OLIVER SALINGER AND COMPANY'S LAWRENCE AVENUE MANOR AFORESAID, (EXCEPTING THAT PART THEREOF FALLING IN LAWRENCE AVENUE); IN COOK COUNTY, ILLINOIS.

PARCEL C:

THAT PART OF THE SOUTH 18.61 ACRES OF THE EAST 31.86 ACRES OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF ALLEY, EXTENDED EAST, IN BLOCK 10 IN OLIVER SALINGER AND COMPANY'S LAWRENCE AVENUE MANOR, BEING A SUBDIVISION OF LOT 3 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (EXCEPTING FROM SAID TRACT OF LAND THE EAST 333.03 FEET (MEASURED ON THE SOUTH LINE AND ALSO EXCEPTING THAT PART THEREOF WHICH LIES SOUTH OF THE SOUTH 50 FEET THEREOF, (MEASURED AT RIGHT ANGLES TO THE SOUTH LINE); IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0716903044, AND AS AMENDED BY DOCUMENT 0724215000, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P1-65 AND P1-66 AND STORAGE SPACE S1-65 AND S1-66, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0716903044, AND AS AMENDED BY DOCUMENT 0724215000, IN COOK COUNTY, ILLINOIS.

Tax ID # 12-12-425-009-1089

Property Address:

4811 N Olcott Ave Unit 617
Harwood Heights, IL 60706

Pin: 12-12-425-009-1089