

# UNOFFICIAL COPY

## PRECISION TITLE TRUSTEE'S DEED

Doc#: 2209504197 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/05/2022 09:55 AM Pg: 1 of 2

Dec ID 20220301669007  
ST/CO Stamp 0-161-545-616 ST Tax \$480.00 CO Tax \$240.00

MAIL TO:  
David R. Schweter  
401 W. Irving Park Rd.  
Itasca, IL 60143

NAME AND ADDRESS OF TAXPAYER  
Philip Elworth and Sue Elworth  
111 Craigie Lane  
Inverness, IL 60067

THE GRANTORS, John A. Bernauer, Jr., as Trustee under Trust Agreement known as the John A. Bernauer, Jr., Trust dated September 21, 2001 as to an undivided 50% interest and Patricia J. Bernauer, as Trustee under Trust Agreement known as the Patricia J. Bernauer Trust dated September 21, 2001 as to an undivided 50% interest, of Inverness, Illinois, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid,

CONVEY AND WARRANT to Philip Elworth and Sue Elworth, husband and wife, now of Inverness, Illinois, not as tenants in common, nor as joint tenants, but as Tenants By The Entirety, all interest in the following described, real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT 47 IN INVERNESS ON THE PONDS CONDOMINIUM PHASE I, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25961209 AND AS AMENDED AND RESTATED BY DOCUMENT 26637534, AND AS AMENDED AND RESTATED BY DOCUMENT 1323529082, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER PRIVATE STREETS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25961209 AND EXHIBIT 'B' ATTACHED THERETO, AND AS CREATED BY DEED RECORDED AS DOCUMENT 86147087.

Subject to general real estate taxes for 2021 and subsequent years; building, building lines and use or occupancy restrictions, covenants and conditions, of record; zoning laws and ordinances; visible private and public roads and easements therefore; easements for public utilities which do not underlie improvements on the property; and acts of grantees.

Permanent Index Numbers: 02-16-303-047-1047  
Property Address: 111 Craigie Lane, Inverness, IL 60067

Dated this 16 day of MARCH, 2022

John A. Bernauer, Jr.  
John A. Bernauer, Jr., Trustee

Patricia J. Bernauer  
Patricia J. Bernauer, Trustee

REAL ESTATE TRANSFER TAX		01-Apr-2022
COUNTY:		240.00
ILLINOIS:		480.00
TOTAL:		720.00

02-16-303-047-1047 | 20220301669007 | 0-161-545-616

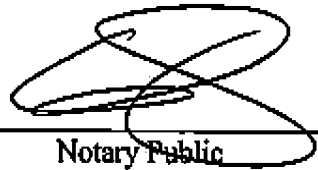
FTC 22-17643 1/2

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State of Illinois )  
County of COOK ) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John A. Bernauer, Jr. and Patricia J. Bernauer, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument of their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 11<sup>th</sup> day of March 2022.



Notary Public

My commission expires on 8-24, 2024



### NOTARY SEAL

NAME AND ADDRESS OF PREPARER:  
Law Office of Drew S. Brownlie, LLC  
1590 S. Milwaukee Ave., Ste. 306  
Libertyville, IL 60048

Property of Cook County Clerk's Office