

UNOFFICIAL COPY

Doc#: 2210834112 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/18/2022 03:55 PM Pg: 1 of 3

Dec ID 20220201624796
ST/CO Stamp 1-124-920-208 ST Tax \$197.00 CO Tax \$98.50

22CS001274H
of

**Warranty Deed
Statutory (ILLINOIS)
(Corporation to Individual)**

MAIL TO:

Castle Law Offices
David Liberty
2 N. 129th Infantry Drive,
Joliet, IL 60435

MAIL TAX BILLS TO: -

Kathryn Dunn
6880 W. Winding Trail,
Unit 205,
Oak Forest, IL 60452

THE GRANTOR, Forest Trail Condo Construction Corp., of 6850 W. Winding Trail Unit 402, Oak Forest, IL 60452 a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEYS** and **WARRANTS** to

Kathryn A. Dunn, as Trustee of the Kathryn A. Dunn Revocable Trust, dated March 31, 2022
of 119 Samoset Ave, Hull, MA 02045

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

"See Attached Legal Description"

SUBJECT TO: covenants, conditions, and restrictions of record, Document No.(s); and to General Taxes for 2021 and subsequent years.

Permanent Index Number (PIN): 28-18-101-066-0000 (PIQ &OP)

**Pursuant to 765 ILCS 5/35d, notice is hereby given Grantee that the permanent index numbers contained in this conveyance does not specifically represent the legal description of the property. Notice is further given that a Declaration of Condominium has been recorded with the Recorder of Deeds of Cook County, Illinois on November 30, 2021, as Document Number 2133422022 which will result in the issuance of an individual permanent index number for the property described herein.

Address of Real Estate: 6880 W. Winding Trail, Unit 205, G09, Oak Forest, IL 60452

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary.

Date: March 31, 2022

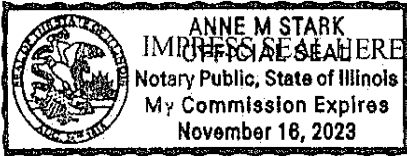
Forest Trail Condo Construction Corp.

By: [Signature]
Daniel J. McCarthy, President

Attest: [Signature]
Kevin M. Nagle, Secretary

State of Illinois)
)ss
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel J. McCarthy, as President and Kevin M. Nagle, as Secretary, of Forest Trail Condo Construction Corp., 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 acknowledge that they signed, sealed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act of the company, 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 date: March 31, 2022

Commission expires 11-16 2023 [Signature]
(Notary Public)

This instrument was prepared by Griffin & Gallagher, LLC, 10001 S. Rober's Rd., Palos Hills, IL 60465

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LEGAL DESCRIPTION:

UNIT NUMBER(S) 6880-205 AND 6880-G09 ALL IN FOREST TRAILS 2 OF OAK FOREST CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 8 IN FOREST TRAILS OF OAK FOREST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JANUARY 20, 2004, AS DOCUMENT NUMBER 0402031134. **EXCEPT THAT PART** DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH 89 DEGREES 27 MINUTES 24 SECONDS WEST, 34.09 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 01 SECONDS EAST, 5.52 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST INTERIOR CORNER OF THE UNIT BEING DESCRIBED; THENCE NORTH 89 DEGREES 22 MINUTES 30 SECONDS WEST, 22.42 FEET; THENCE NORTH 00 DEGREES 39 MINUTES 33 SECONDS EAST, 21.00 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 37 SECONDS EAST, 22.38 FEET; THENCE SOUTH 00 DEGREES 33 MINUTES 01 SECONDS WEST, 21.02 FEET TO THE POINT OF BEGINNING

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 30, 2021 AS DOCUMENT NO. 2133422022, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBE REAL ESTATE, RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.