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TRUSTEE'S DEED (ILLINOIS)

Doc#: 2211704255 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/27/2022 10:32 AM Pg: 1 of 3

Dec ID 20220401684116
ST/CO Stamp 1-788-118-928 ST Tax \$346.00 CO Tax \$173.00
City Stamp 0-353-126-288 City Tax: \$3,633.00

PT 22-81125

THE GRANTORS, MARCIA FRELICK AND DANIEL KENING, CO-TRUSTEES OF THE MARCIA FRELICK AND DANIEL KENING TRUST, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, convey to Aubin E. Dyer and Kaitlin S. McGahey at 5658 N. Ridge Ave., Unit 2F, Chicago, IL 60660, as tenants by the entirety all interest in the following described real estate commonly known as 4868 N. California Ave., Unit 1S, Chicago, IL 60625, and legally known as:

+ married to each other

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

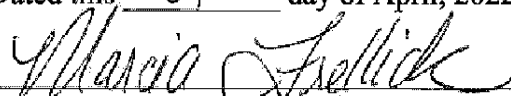
Permanent Real Estate Index Number(s): 13-12-320-026-1504


SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of closing.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.

Dated this 6th day of April, 2022.


Marcia Frellick, Co-Trustee


Daniel Kening, Co-Trustee

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Marcia Frellick and Daniel Kening, Co-Trustees of The Marcia Frellick and Daniel Kening Trust personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered in the instrument as its 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 notarial seal, this 6th day of April, 2022.



Notary Public



THIS INSTRUMENT PREPARED BY
Renée Norgle
Norgle & O'Leary Law LLC
120 S. State Street, Suite 200
Chicago, IL 60603

MAIL TO:
Michael Mazek
3805 N. Lincoln Ave.
Chicago, IL 60613

SEND SUBSEQUENT TAX BILLS TO:
Aubin E. Dyer and Kaitlin S. McGahey
4868 N. California Ave., Unit 1S
Chicago, IL 60625

PROPER TITLE, LLC

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

Unit 1-S in the 4868-70 N. California Manor Condominium as delineated on a Survey of the following described real estate:

Lot 1 in the Subdivision of that part of Blocks 17 and 32 in Jackson's Subdivision of the Southeast 1/4 of Section 11 and the Southwest 1/4 of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, lying South of a line parallel to and 798.55 feet North of the South Line of Southwest 1/4 of said Section 12 and West of a line 33 feet West of and parallel to East Line of said Blocks 17 and 32 in Jackson's Subdivision and East of Easterly Line of right of way of the Sanitary District of Chicago in Cook County, Illinois;

Which Survey is attached to the Declaration of Condominium recorded as document 0020280639, together with an undivided percentage interest in the common elements.

Permanent Real Estate Index Number(s): 13-12-320-026-1004

PIN

Property of Cook County Clerk's Office