

UNOFFICIAL COPY

Doc#: 2212421333 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/04/2022 01:25 PM Pg: 1 of 3

Dec ID 20220401698473
ST/CO Stamp 1-508-915-088 ST Tax \$340.00 CO Tax \$170.00

TRUSTEE'S DEED (Illinois)

THIS INDENTURE, made this 13th day of April 2022, between **PATRICK MURPHY** and **KATHRYN MURPHY**, not individually, but as Co-Trustees of the **PATRICK MURPHY AND KATHRYN MURPHY TRUST u/a/d March 30, 2019**, of 135 N. Ridgeland, Unit 1, Oak Park, Illinois 60302, Grantors, and **MISAGH PARSA**, not individually, but as Trustee of the **MISAGH PARSA REVOCABLE TRUST u/a/d September 29, 2005, and amended March 2, 2010**, of 8 Reservoir Road, Unit 210, Hanover, New Hampshire 03755, as Grantee.

WITNESSETH, that Grantors, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, do hereby convey and quitclaim unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook, and State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" HERETO

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number: 16-07-223-027-1001

Address of Real Estate: 135 N. Ridgeland Avenue, Unit 1, Oak Park, Illinois 60302

IN WITNESS WHEREOF, the Grantors, as Trustees as aforesaid, have hereunto set their hands and seals the day and year first above written.



PATRICK MURPHY, as Trustee



KATHRYN MURPHY, as Trustee

REAL ESTATE TRANSFER TAX

04-May-2022



| | |
|-----------|--------|
| COUNTY: | 170.00 |
| ILLINOIS: | 340.00 |
| TOTAL: | 510.00 |

16-07-223-027-1001

| 20220401698473 | 1-508-915-088

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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, DO HEREBY CERTIFY that **PATRICK MURPHY** and **KATHRYN MURPHY**, not individually, but as Co-Trustees of the **PATRICK MURPHY AND KATHRYN MURPHY TRUST u/a/d March 30, 2019**, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the purposes therein set forth.

GIVEN under my hand and Notary Seal this 13th day of April 2022

Commission Expires: *1-20-2026*



[Handwritten Signature]
NOTARY PUBLIC

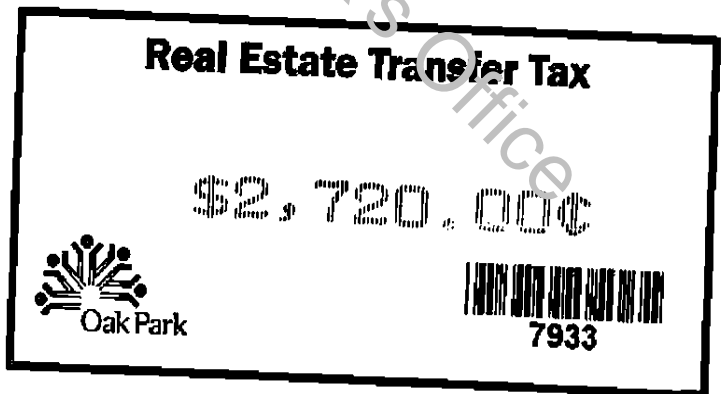
Prepared By: Marc L. Gugliuzza, Esq.
Gugliuzza Law, P.C.
1550 Spring Road, Suite 120
Oak Brook, IL 60523

Mail To:

Lynn Lucchese-Soto
1753 N. Tripp Avenue
Chicago, IL 60639

Name & Address of Taxpayer:

Misagh Parsa, Trustee
135 N. Ridgeland Ave., Unit 1
Oak Park, IL 60302



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EXHIBIT "A"

Situated in the County of Cook, State of Illinois, to wit:

Unit Number 135-1, in Ridgeland Commons Condominium, as delineated on survey of the following described parcel of Real estate (hereinafter referred to as "Parcel"):

The North 130 feet of Lot 10, and North 130 feet of Lot 11, in Block 30, in the Village of Ridgeland, in Section 7 and 8, Township 39 North, Range 13 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the declaration of condominium, made by Suburban Trust and Savings Bank, as trustee under trust agreement dated March 31, 1976 known as trust number 2807, together with its undivided percentage interest in the said parcel, (excepting from the said parcel, all the property and space comprising all the unit thereof, as defined and set forth in the said declaration and survey), in Cook County, Illinois

PIN(S): 16-07-223 027-1001

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