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Doc#: 2214320294 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/23/2022 01:02 PM Pg: 1 of 3

Dec ID 20220501612300

ST/CO Stamp 0-876-560-272 ST Tax \$210.00 CO Tax \$105.00

TRUSTEE'S DEED

THIS INDENTURE, made this 19 day of May, 2022, between Mary T. McEnery as Trustee of the **MARY T. MCENERY TRUST** under agreement dated May 22, 2020, Grantor, and **SCOTT WALTER RYDER**, a single man of 17318 Locust Ave., Tinley Park, IL 60487, Grantee

WMP32022CG

(The Above Space For Recorder's Use Only)

WITNESSETH, That Grantor, in consideration of the sum of TEN & 00/100 (\$10.00) DOLLARS, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee, and of every other power and authority the Grantor hereunto enabling, do hereby convey and sell to the Grantee, in fee simple, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT 3F IN HERITAGE II CONDOMINIUM ASSOCIATION PHASE II AS DELINEATED ON THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF LOT 161 IN CLEARVIEW ESTATES UNIT 2, (A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN) DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 161, THENCE ALONG THE SOUTH LINE OF SAID LOT 161 NORTH 89 DEGREES, 58 MINUTES, 00 SECONDS WEST, A DISTANCE OF 95.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH LINE A DISTANCE OF 114.24 FEET, THENCE NORTH 00 DEGREES, 02 MINUTES, 00 SECONDS EAST, A DISTANCE OF 200 FEET, THENCE NORTH 89 DEGREES, 58 MINUTES, 00 SECONDS WEST, A DISTANCE OF 63.00 FEET, THENCE NORTH 00 DEGREES, 02 MINUTES, 00 SECONDS EAST, 148.14 FEET TO THE NORTH LINE OF SAID LOT 161, THENCE SOUTH 89 DEGREES, 58 MINUTES, 00 SECONDS EAST ALONG THE NORTH LINE OF LOT 161, A DISTANCE OF 177.24 FEET, THENCE SOUTH 00 DEGREES, 02 MINUTES, 00 SECONDS WEST, A DISTANCE OF 185.99 FEET, THENCE SOUTH 89 DEGREES, 58 MINUTES, 00 SECONDS EAST, A DISTANCE OF 38.00 FEET, THENCE SOUTH 00 DEGREES, 02 MINUTES, 00 SECONDS WEST, A DISTANCE OF 21.00 FEET, THENCE NORTH 89 DEGREES, 58 MINUTES, 00 SECONDS WEST, A DISTANCE OF 38.00 FEET, THENCE SOUTH 00 DEGREES, 02 MINUTES, 00 SECONDS WEST, A DISTANCE OF 141.15 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE CONDOMINIUM DECLARATION RECORDED AS DOCUMENT 92530147 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE NO. 3-F AS A LIMITED COMMON ELEMENT AS SET FORTH AND PROVIDED IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.

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together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

PIN: ~~17-03-208-021-1045~~ 27-03-400-051-1022
ADDRESS: 8900 W. 140th Street, Apt. 3F, Orland Park, IL 60462

To have and to hold the Property unto Grantee forever in fee simple, subject only to the matters (hereinafter the "Permitted Exceptions") set forth in Exhibit "A" attached hereto and made a part hereof. Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under and by virtue of the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor, as Trustee, as aforesaid has hereunto set her hand and seal the day and year first above written.

MARY T. MCENERY TRUST
under agreement dated May 22, 2020

By: Mary T. McEnery
Mary T. McEnery, as Trustee

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

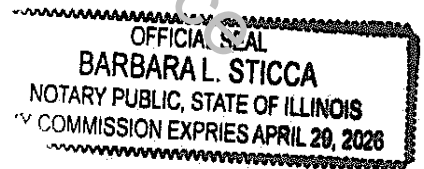
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mary T. McEnery, as Trustee of the MARY T. MCENERY TRUST under agreement dated May 22, 2020, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and official seal, this 19 day of May, 2022.

Barbara L. Sticca
Notary Public

THIS INSTRUMENT WAS PREPARED BY:

Mark A. Lara, Esq.
GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC AND HOFF, LTD.
835 McClintock Drive
Second Floor
Burr Ridge, Illinois 60527
(630) 655-6000



MAIL TO: Therese L. O'Brien
O'Brien Law Group, PC
15255 S. 94th Ave, #500
Orland Park, IL 60462

SEND SUBSEQUENT TAX BILLS TO:

Scott Walter Ryder
8900 W. 140th Street, 3F
Orland Park, IL 60462

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Exhibit "A"

SUBJECT TO: (a) General real estate taxes not yet due and payable at the time of closing; (b) (a) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium ownership recorded September 25, 1991 as Document No. 91497369, as amended from time to time; and (b) limitations and conditions imposed by the Condominium Property Act; (c) Annexation agreement, dated June 28, 1971, between the Village of Orland park and standard Bank and Trust Company, a corporation of Illinois, as trustee under trust agreement dated December 1, 1967 known as trust number 3136, Bee Dee Builders, Inc., a corporation of Illinois, Alvin Stelter and Betty Stelter, his wife, and Irene Stelter, and Garold E. Stelter and Adele Stelter, and Bruce W. Johnson and David Pedigo, as disclosed by amendment to annexation agreement dated June 21, 1976 and recorded July 28, 1976 as document 25575697 and the covenants, conditions and restrictions contained therein; (d) Easement for public utilities and drainage as shown on the Plat of Clearview Estates Unit Number 2 recorded January 3, 1974 as Document 22585307 over and across the West 10 feet of East 33.5 feet and South 10 feet of that part of Lot 161 lying East of the East line of Lot 100 extended North; (e) Easement granted to the Village of Orland Park, a municipal corporation of Illinois, its successors and assigns for the full and free right and authority to install, construct, and otherwise establish, relocate, remove, renew, replace, operate, inspect, repair, and Maintain water mains, fire hydrants, valves and water service facilities, sanitary sewer pipes, manholes, and sewer connections, storm sewer pipes, manholes, inlets, and storm sewer service connections and such other appurtenances and facilities as may be necessary or convenient related to said water mains, sanitary sewer pipes and storm sewer pipes, in, on, upon, over, through, across, and under all that real estate described and designated as within public utility easements, as shown on Plat of Subdivision aforesaid recorded January 3, 1974 as document 22585307; and (f) Easement over that part of Lot 161 in Clearview Estates Unit Two, (a Subdivision of part of the Southeast 1/4 of Section 3, Township 36 North, Range 12 East of the Third Principal Meridian) described as follows: Beginning at the Southeast corner of said Lot 161; thence North 00 degrees 09' West, along the East line of said Lot 161, a distance of 310.00 feet; thence 89-58' West a distance of 9.71 feet, thence South 00 degrees 02' west a distance of 310.00 feet to the South line of said Lot 161, thence along the South line of said lot, South 89 degrees 58' East, a distance of 10.70 feet, to the point of beginning, all in Cook County, Illinois for driveway and parking contained in grant recorded February 1, 1991 as Document 91049423.