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TRUSTEE'S DEED

Doc#: 2214607120 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/26/2022 07:49 AM Pg: 1 of 5

Dec ID 20220501613096
ST/CO Stamp 0-456-671-120 ST Tax \$300.00 CO Tax \$150.00

FIDELITY NATIONAL TITLE
OC22011440

THIS INDENTURE, made this 17 day of May, 2022 by Ann M. Gavin, as Successor Trustee of the Kemp Family Trust dated April 23, 2003, hereinafter referred to as Grantor, and Paul J. Hansen and Carolyn M. Hansen, hereinafter referred to as Grantees:

WHEREAS, Grantor is the duly acting Successor Trustee of a Living Trust dated April 23, 2003, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantor, not individually but as such Trustee, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantees, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to: Paul J. Hansen and Carolyn M. Hansen, husband and wife as tenants by the entirety, pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as 101 S. Summit Avenue, Unit 508, Park Ridge, IL 60068, legally described as:

PARCEL 1: RESIDENTIAL UNIT 508 IN THE SUMMIT CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 1 AND 2 IN THE SUMMIT, BEING A RESUBDIVISION OF CERTAIN LOTS IN CERTAIN BLOCKS IN THE NORTH EAST ¼ OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23, 1984 AS DOCUMENT NUMBER 27017048 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 88116446, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 1, 1982 AND KNOWN AS TRUST NUMBER 55030, GREAT AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION. AND THE CITY OF PARK RIDGE, A MUNICIPAL CORPORATION OF ILLINOIS, AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS DATED SEPTEMBER 7, 1983 AND RECORDED DECEMBER 20, 1983 AS DOCUMENT 26902934, FOR PARKING, INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED LAND:

THE SOUTHEASTERLY ½ OF THAT PART OF EUCLID AVENUE VACATED BY ORDINANCE, DATED JULY 19, 1983 AND RECORDED DECEMBER 20, 1983 AS DOCUMENT 26902933, WHICH LIES NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF LOT 20 EXTENDED NORTHWESTERLY IN

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BLOCK 2 IN OUTHET'S SUBDIVISION OF PART OF THE NORTH EAST ¼ OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 09-35-207-031-1054

Address(es) of Real Estate: 101 S. Summit Avenue, Unit 508, Park Ridge, IL 60068

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2021 and subsequent years.

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustee, in and to the premises.

IN WITNESS WHEREOF, Grantor, not individually, but as Trustee aforesaid, has hereunto set their hand and seal the day and year first above written.

[Handwritten Signature]

Ann M. Gavin, as Successor Trustee
under the agreement dated April 23, 2003 and
known as Kemp Family Trust

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, Ann M. Gavin, is 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 such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of May, 2022.



[Handwritten Signature: Kathleen F. Duhig]

NOTARY PUBLIC
Commission expires 7/22/2023

This instrument was prepared by: Law Office of Farrell & Farrell, Ltd., 4550 W. 103rd Street, Suite 202, Oak Lawn, IL 60453

GRANTEES ADDRESS

MAIL TO:
James Kritek
3630 Palm Canyon Dr.
Northbrook, IL 60062

SEND SUBSEQUENT TAX BILLS TO:
Paul & Carolyn Hansen
101 Summit Ave, Unit 508
Park Ridge, IL 60068

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Property of Cook County Clerk's Office



COUNTY:	150.00
ILLINOIS:	300.00
TOTAL:	450.00

09-35-207-031-1054 | 20220501613096 | 0-456-671-120

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EXHIBIT A

Order No.: OC22011440

For APN/Parcel ID(s): 09-35-207-031-1054

For Tax Map ID(s): 09-35-207-031-1054

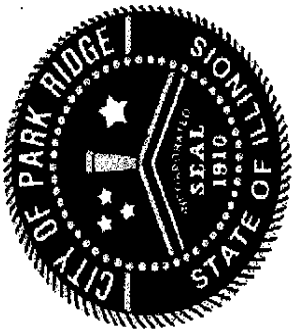
PARCEL 1: RESIDENTIAL UNIT 508 IN THE SUMMIT CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1 AND 2 IN THE SUMMIT, BEING A RESUBDIVISION OF CERTAIN LOTS IN CERTAIN BLOCKS IN THE NORTH EAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23, 1984 AS DOCUMENT NUMBER 27017048 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 88116446, IN COOK COUNTY, ILLINOIS.

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CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

505 Butler Pl Park Ridge, Illinois 60068
p: (847) 318-5222 | transferstamp@parkridge.us | WWW.PARKRIDGE.US


Certificate # 22-000511

Pin(s)
09-35-207-031-1054

Address
101 SUMMIT AVE UNIT 508

*This certificate acts as a receipt that the above-mentioned party
has complied with City of Park Ridge Ordinance 2020-44*

Property Transfer Tax \$600.00
Date 05/17/2022

X 
Joseph C. Gilmore
City Manager

PROPERTY OF CLERK'S OFFICE