

UNOFFICIAL COPY

Doc#: 2216104126 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/10/2022 10:36 AM Pg: 1 of 4

Dec ID 20220501605163
ST/CO Stamp 1-950-146-640 ST Tax \$225.00 CO Tax \$112.50

TRUSTEES DEED

MAIL RECORDED DEED TO:

(Reserved for Recorders Use Only)

Chicago Title

MAIL TAX BILL TO:

Stephanie L. Woodbury
7120 N. Milwaukee Ave.
Niles, IL 60714

229 NW 93451 PK

THE GRANTOR(S), **Linda G. Fitzgerald**, as Trustee under Trust Agreement known as **The Richard J. Fitzgerald and Linda G. Fitzgerald Living Trust dated January 22, 2003**, of **7120 N. Milwaukee Ave., Unit 303, Niles, IL 60714**, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the power and authority vested in the Grantor(s) as Trustee, CONVEY(S) AND QUIT CLAIM(S) to **Stephanie L. Woodbury, a single person**, of 7120 N. Milwaukee Ave., #410, Niles, IL 60714 to have and to hold, all interest in the following described real estate, situated in **Cook County**, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): **10-31-101-037-1013**

Property Address: **7120 N. Milwaukee Ave., Unit 303, Niles, IL 60714**

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Subject, however to general real estate taxes not due and payable at time of closing; special assessments confirmed after Contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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Dated this 1ST day of JUNE, 2022.

Linda G. Fitzgerald

Linda G. Fitzgerald, as Trustee under Trust Agreement known as The Richard J. Fitzgerald and Linda G. Fitzgerald Living Trust dated January 22, 2003

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 **Linda G. Fitzgerald, as Trustee under Trust Agreement known as The Richard J. Fitzgerald and Linda G. Fitzgerald Living Trust dated January 22, 2003**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and notarial seal, this 01 day of June, 2022.

Marlena Wygocki

Notary Public

OFFICIAL SEAL
MARLENA WYGOCKI
Notary Public - State of Illinois
My Commission Expires June 8, 2023

PREPARED BY:
Nick Linas
Attorney at Law
5310 N. Harlem Ave., Suite 201
Chicago, IL 60656

VILLAGE OF MILES
REAL ESTATE TRANSFER TAX
6/1/22
7125 Milwaukee #1202
28405 \$ 675.00

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LEGAL DESCRIPTION

Order No.: 22GNW939151PK

For APN/Parcel ID(s): 10-31-101-037-1013

UNIT 303 IN THE PARK PLACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

PARCEL 1:

LOT 2, EXCEPT THEREFROM THAT PART WHICH LIES NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF LOT 2 IN THE SUBDIVISION OF LOT 4 AFORESAID, SAID POINT BEING 10 FEET NORMAL TO THE NORTHEASTERLY LINE OF SAID LOT 2 EXTENDED NORTHWESTERLY; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO A POINT ON THE SOUTH LINE OF SAID LOT 2 BEING 6.92 FEET WEST OF SOUTH EAST CORNER OF SAID LOT 2, ALL IN THE SUBDIVISION OF THE PART OF LOT 4; IN CIRCUIT COURT PARTITION OF LOT 1 IN ASSESSOR'S DIVISION OF THE NORTH 1/2 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF EVERGREEN AVENUE, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1 THROUGH 4, EXCEPT THAT PART OF LOTS 1 AND 2 LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 1 IN RUESCH'S MILWAUKEE AVENUE SUBDIVISION BEING 3.35 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE THROUGH SAID LOTS 1 AND 2 IN RUESCH'S MILWAUKEE AVENUE SUBDIVISION TO A POINT ON THE NORTHEASTERLY LOT LINE OF SAID LOT 2 IN RUESCH'S MILWAUKEE AVENUE SUBDIVISION, SAID POINT BEING 15 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 2 (AS MEASURED ALONG THE SAID NORTHEASTERLY LOT LINE OF LOT 2), ALL IN RUESCH'S MILWAUKEE AVENUE SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 3:

PARCEL 3:

THE EAST 1/2 OF VACATED ALLEY LYING WEST OF AND ADJOINING LOTS 1 THROUGH 4 AFORESAID.

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LEGAL DESCRIPTION

(continued)

PARCEL 4:

LOTS 5, 6, 7, 8, 9, 10, 11, 12 (EXCEPTING THEREFROM THAT PART OF LOT 12 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT, THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 12 FOR A DISTANCE OF 20 FEET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTHEASTERLY LINE OF LOT 12, SAID POINT BEING 20 FEET NORTHWEST OF THE POINT OF BEGINNING MEASURED ALONG THE NORTHEASTERLY LINE OF SAID LOT 12, THENCE SOUTHEASTERLY ALONG SAID LINE TO THE POINT OF BEGINNING) AND LOTS 13, 14, 15, 16 AND 17 IN RUESCHS MILWAUKEE AVENUE SUBDIVISION OF PART OF THE NORTH WEST FRACTIONAL QUARTER OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE EAST 1/2 OF VACATED ALLEY LYING WEST OF AND ADJOINING LOTS 5 TO 12 AFORESAID, THE WEST 1/2 OF VACATED ALLEY LYING EAST OF AND ADJOINING LOTS 13 TO 16 AFORESAID, AND ALL OF VACATED ALLEY LYING BETWEEN LOTS 16 AND 17 AFORESAID, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 15, 1992 AND KNOWN AS TRUST NUMBER 10352 RECORDED MARCH 22, 1994 AS DOCUMENT 94258673 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

ALSO THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P14 AND STORAGE SPACE S29 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 94258673, IN COOK COUNTY, ILLINOIS.