

# UNOFFICIAL COPY

TRUSTEE'S DEED  
(ILLINOIS)

Doc#: 2221001104 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/29/2022 11:56 AM Pg: 1 of 2

Dec ID 20220701679467  
ST/CO Stamp 0-245-206-096 ST Tax \$400.00 CO Tax \$200.00

S. S. I. /CY  
1 OF 1  
226NW 357242CS

THE GRANTOR, JANET L. PADDOCK, AS TRUSTEE OF PADDOCK LIVING TRUST dated January 26, 2004, 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 SOONY KIM, at 2 Cinnamon Creek Drive, #3N, Palos Hills, IL 60465 all interest in the following described real estate commonly known as 223 Winding Trails Drive, Willow Springs, IL 60480, and legally known as:

## LEGAL DESCRIPTION:

THAT PART OF LOT 38 IN THE WINDINGS OF WILLOW RIDGE, A RESUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 99225273 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 38; THENCE NORTH 27 DEGREES 54 MINUTES 22 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 38, A DISTANCE OF 157.86 FEET; THENCE SOUTH 55 DEGREES 24 MINUTES 07 SECONDS WEST, 40.91 FEET TO THE CENTER LINE OF A PARTY WALL FOR THE POINT OF BEGINNING; THENCE NORTH 34 DEGREES 35 MINUTES 53 SECONDS WEST ALONG SAID CENTER LINE, 57.00 FEET; THENCE NORTH 55 DEGREES 24 MINUTES 07 SECONDS EAST, 20.00 FEET; THENCE SOUTH 34 DEGREES 35 MINUTES 53 SECONDS EAST, 17.17 FEET; THENCE SOUTH 10 DEGREES 33 MINUTES 49 SECONDS WEST, 4.33 FEET; THENCE SOUTH 79 DEGREES 37 MINUTES 56 SECONDS EAST, 4.17 FEET; THENCE NORTH 55 DEGREES 24 MINUTES 07 SECONDS EAST, 7.37 FEET; THENCE SOUTH 34 DEGREES 35 MINUTES 53 SECONDS EAST, 33.83 FEET; THENCE SOUTH 55 DEGREES 24 MINUTES 07 SECONDS WEST, 27.25 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 23-06-303-090-0000

Common Address: 223 Winding Trails Drive, Willow Springs, IL 60480

## SUBJECT TO:

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

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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 8th day of July, 2022.

Janet L. Paddock, Trustee  
Janet L. Paddock, as Trustee of Paddock Living Trust  
dated January 26, 2004

STATE OF ILLINOIS        )  
  ) SS,  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Janet L. Paddock, as Trustee of Paddock Living 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 8th day of July, 2022.

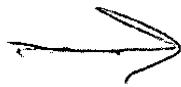


Catherine Rossmiller  
Notary Public

THIS INSTRUMENT PREPARED BY  
Catherine S. McCrory  
Law Office of Catherine S. McCrory  
339 S. 6th Avenue  
La Grange, IL 60525

~~MAIL TO:~~

~~Anthony Vaccarello  
Attorney at Law  
9959 S. Roberts Road  
Palos Hills, IL 60465~~



SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:

Soony Kim  
223 Winding Trails Drive  
Willow Springs, IL 60480