

This indenture made this 30th day of August, 2022 between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, **as Trustee**, under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 13th day of February, 2018 and known as Trust Number **8002377155**, party of the first part, and **Christine E. Fussell, as trustee under trust dated the 27th day of May, 2010 and known as the Christine E. Fussell Revocable Trust as amended from time to time thereafter as to one-half interest as tenants in common and Stephen R. Fussell as trustee under trust dated the 30th day of January, 2009 and known as the Stephen Ryan Fussell Living Trust as amended from time to time thereafter as to a one-half interest as tenants in common** party of the second part,

Doc#: 2225806206 Fee: \$98.00
 Karen A. Yarbrough
 Cook County Clerk
 Date: 09/15/2022 09:16 AM Pg: 1 of 4

Dec ID 20220901638477

Reserved for Recorder's Office

whose address is :
 1035 Sheridan Road
 Winnetka, IL 60093

WITNESSETH, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in **Cook County, Illinois**, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 1035 Sheridan Road, Winnetka, IL 60093

Permanent Tax Number: 05-17-203-042-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoove forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

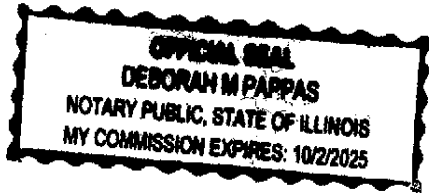
By: *Patricia L. Martinez*
Patricia L. Martinez – Assistant Vice President

State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 30th day of August, 2022.



Deborah M Pappas
NOTARY PUBLIC

This instrument was prepared by:
Patricia L. Martinez
CHICAGO TITLE LAND TRUST COMPANY
10 S. LaSalle Street
Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

NAME: _____

NAME: _____

ADDRESS: _____

ADDRESS: _____

CITY STATE ZIP: _____

CITY STATE ZIP: _____

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 3 IN WOODGATE HILL SUBDIVISION OF PART OF LOT 1 IN THE SUBDIVISION OF BLOCKS 15 AND 16 IN HUBBARD ESTATE SUBDIVISION IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THAT PART OF LOT 2 IN WOODGATE HILL SUBDIVISION OF PART OF LOT 1 IN THE SUBDIVISION OF BLOCKS 15 AND 16 IN HUBBARD ESTATE SUBDIVISION IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF A STRAIGHT LINE DRAWN FROM THE MOST NORTHERLY CORNER OF LOT 3 IN WOODGATE HILLS SUBDIVISION AFORESAID TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 2 WHICH POINT IS 6.5 FEET (AS MEASURED ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2) NORTHEASTERLY OF THE MOST EASTERLY CORNER OF SAID LOT 3 IN COOK COUNTY, ILLINOIS.

PARCEL 1:

LOT 2 (EXCEPT THEREFROM THAT PART LYING SOUTHWESTERLY OF A STRAIGHT LINE DRAWN FROM MOST NORTHERLY CORNER OF LOT 3 IN WOODGATE HILL SUBDIVISION TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 2, WHICH POINT IS 6 1/2 FEET (AS MEASURED ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2) NORTHEASTERLY OF MOST EASTERLY CORNER OF SAID LINE OF SAID LOT 3) IN WOODGATE HILL SUBDIVISION OF PART OF LOT 1 IN SUBDIVISION OF BLOCKS 15 AND 16 IN HUBBARD ESTATE SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SHOWN ON AND ESTABLISHED BY PLAT OF WOODGATE HILL SUBDIVISION RECORDED DECEMBER 22, 1955 AS DOCUMENT 16452380 (EXCEPTING THEREFROM THAT PART SAID EASEMENT WHICH FALLS IN PARCEL 1), ALL IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 9 | 13 | 20 22

SIGNATURE: *Jack C Mardoian*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

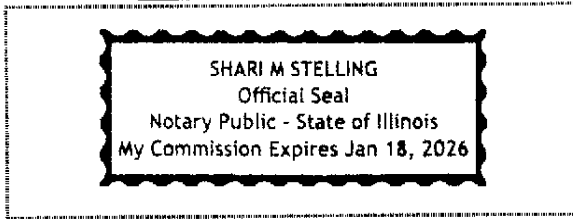
Shari M. Stelling

By the said (Name of Grantor): Jack C. Mardoian, as agent

On this date of: 9 | 13 | 20 22

NOTARY SIGNATURE: *Shari M. Stelling*

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 9 | 13 | 20 22

SIGNATURE: *Jack C Mardoian*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

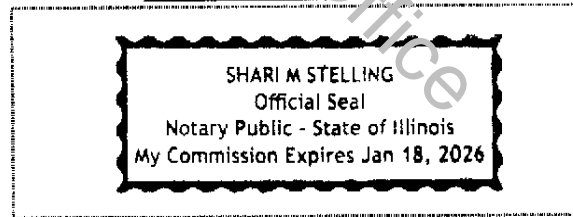
Shari M. Stelling

By the said (Name of Grantee): Jack C. Mardoian, as agent

On this date of: 9 | 13 | 20 22

NOTARY SIGNATURE: *Shari M. Stelling*

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**