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Doc#. 2228655016 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/13/2022 09:45 AM Pg: 1 of 4

Dec ID 20221001656593
ST/CO Stamp 0-638-967-376 ST Tax \$165.00 CO Tax \$82.50

TRUSTEE'S DEED

410727176
1/2

GIT

Above Space for Recorder's Use Only

THIS INDENTURE, made this 4th day of October, 2022, by **Lillian Cann**, Trustee under the Declaration of Trust of Lillian Cann dated March 8, 2001, of Homewood, Illinois, Cook County, hereinafter referred to as Grantor, and **Nicholas R. Clay**, hereinafter referred to as Grantee, *SH UN MARRIED Man*

WHEREAS, Grantor is the duly acting Trustee under the Declaration of Trust of Lillian Cann dated march 8, 2001, 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 Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to:

Nicholas R. Clay of 2311 183rd Street, Unit 309, Homewood, IL 60430, 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 **2311 183rd Street, Unit 308, Homewood, IL 60430**, legally described as:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Covenants, conditions and restrictions of record and general real estate taxes for 2021 2nd installment and subsequent years.

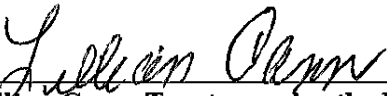
Permanent Index Number: 32-06-100-066-1028

Address of Real Estate: 2311 183rd St., Unit 308, Homewood, IL 60430

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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 her hand and seal the day and year first above written.



**Lillian Cann, Trustee under the Declaration of
 Trust of Lillian Cann dated March 8, 2001**

STATE OF *Indiana*)
 COUNTY OF *Lake*) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Lillian Cann, Trustee under the Declaration of Trust of Lillian Cann dated March 8, 2001**, 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 4th day of October, 2022.



 NOTARY PUBLIC

Elizabeth M. McCarthy
 Notary Public, State of Indiana
 Seal
 Commission Number 670257
 My Commission Expires 09/30/2023

This instrument was prepared by:
 Scott R. Wheaton & Associates
 3108 Ridge Road
 Lansing, IL 60438

MAIL TO:
 Nicholas R. Clay
 2311 183rd St., Unit 308
 Homewood, IL 60430

SEND SUBSEQUENT TAX BILLS TO:
 Nicholas R. Clay
 2311 183rd St., Unit 308
 Homewood, IL 60430

REAL ESTATE TRANSFER TAX

11-Oct-2022



COUNTY:	82.50
ILLINOIS:	165.00
TOTAL:	247.50

32-06-100-066-1028

| 20221001656593 | 0-638-967-376

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EXHIBIT "A"

PARCEL 1: UNIT 308 AS DELINEATED ON SURVEY OF A TRACT OF LAND LEGALLY DESCRIBED AS FOLLOWS: : THAT PART OF LOTS 1 AND 2 (TAKEN AS A TRACT) IN THE SUBDIVISION OF THE NORTH 462 FEET OF THAT PART OF THE NORTHWEST 1/4 LYING WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 6, ALL IN TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: : BEGINNING AT A POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF ILLINOIS CENTRAL RAILROAD AND SOUTH LINE OF SAID LOTS 1 AND 2 (TAKEN AS A TRACT); SAID POINT BEING 465.08 FEET SOUTHWESTERLY (AS MEASURED ON SAID RIGHT OF WAY LINE) OF A LINE 33 FEET SOUTH OF (MEASURED AT RIGHT ANGLES) THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 6; THENCE SOUTHWESTERLY ON THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD, TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF 'FLOSSWOOD SUBDIVISION', A SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 6; THENCE WESTERLY ON THE NORTH LINE OF 'FLOSSWOOD SUBDIVISION', TO THE POINT OF INTERSECTION WITH A LINE 350.81 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6; THENCE NORTHERLY ON SAID PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 180 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF 'FLOSSWOOD SUBDIVISION'; THENCE EASTERLY ON THE LAST NAMED PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 581 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6; THENCE NORTHERLY ON THE LAST NAMED PARALLEL LINE, A DISTANCE OF 32 FEET TO A POINT; THENCE SOUTHEASTERLY ON A STRAIGHT LINE, A DISTANCE OF 84.33 FEET TO THE POINT OF INTERSECTION WITH A LINE 180 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF ' FLOSSWOOD SUBDIVISION' , THENCE EASTERLY ON THE LAST NAMED PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 70 FEET WESTERLY OF AND PARALLEL (AS MEASURED AT RIGHT ANGLES) TO THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD; THENCE NORTHEASTERLY ON THE LAST NAMED PARALLEL LINE, A DISTANCE OF 80.83 FEET TO A POINT; THENCE SOUTHEASTERLY ON A STRAIGHT LINE, A DISTANCE OF 70 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY SOUTH CHICAGO SAVINGS BANK, A CORPORATION OF ILLINOIS, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 21, 1970 AND KNOWN AS TRUST NUMBER 11-1506, FILED FOR RECORD IN THE OFFICE OF THE REGISTRAR OF TITLES OF COUNTY OF COOK, STATE OF ILLINOIS, AS DOCUMENT NO. LR 2726217 AND RECORDED WITH THE RECORDER OF DEEDS OF THE COUNTY OF COOK, STATE OF ILLINOIS, AS DOCUMENT NO. 22537317 AND AS AMENDED FROM TIME- TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY)

PARCEL 2: PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID, (EXCEPT THAT PART THEREOF FALLING IN LOT 1, AFORESAID) , FOR A PRIVATE

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ROAD FOR INGRESS AND EGRESS IN EVERY POSSIBLE MANNER INCLUDING (BUT NOT EXCLUSIVELY) BY VEHICLE, FOOT AND CONVEYOR AND FOR LIGHT AND AIR, AS CREATED BY THE DEED FROM HENRY GOTTSCHALK AND SOPHIE GOTTSCHALK, HIS WIFE TO MAUD CORY DATED DECEMBER 27, 1922 AND RECORDED DECEMBER 28, 1922 AS DOCUMENT 7759972, ALL IN COOK COUNTY, ILLINOIS.

Property address: 2311 183rd Street, Unit 308, Homewood, IL 60430

Tax Number: 32-06-100-066-1028

Property of Cook County Clerk's Office