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22NW149664PK

2 of 2

TRUSTEE'S DEED (ILLINOIS)

Doc#: 2231149233 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/07/2022 03:21 PM Pg: 1 of 4

Dec ID 20221001674894
ST/CO Stamp 0-477-305-168 ST Tax \$265.50 CO Tax \$132.75

Above Space for Recorder's Use Only

This Indenture, made this 20th day of OCTOBER 2022, between PATRICK J. COYLE, as Trustee under the provisions of a Trust Agreement known as the PATRICK J. COYLE LIVING TRUST, GRANTOR, and SAFA RESIDENCE LLC, an Illinois limited liability company, of 8352 Concord Drive, Morton Grove, Illinois 60053, GRANTEE.

* Date March 5, 2007

WITNESSETH, that the GRANTOR, in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the GRANTOR as said Trustee and of every other power and authority the GRANTOR hereunto enabling, does hereby convey and warrant unto the GRANTEE, the following described real estate, situated in the County of COOK and State of Illinois, to wit:

PARCEL 1:
UNIT NUMBER 306 AND G15 IN THE PETERSON-POINTE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 IN FINAL PLAT OF PETERSON POINTE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 25, 2006 AS DOCUMENT 0626845006, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0718322116; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:
THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE ~ AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0718322116.

P.I.N.: 12-02-300-125-1014 and 12-02-300-125-1031
c/k/a: 1033 Peterson Avenue, Unit 306, G15, Park Ridge, Illinois 60068


subject only to: covenants, conditions, and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, the Grantor, as Trustee as aforesaid, has hereunto set his/her hand and seal the day and year first above written.



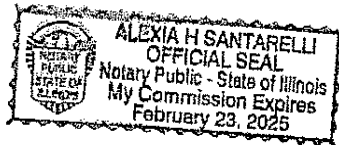
PATRICK J. COYLE, as Trustee as Aforesaid

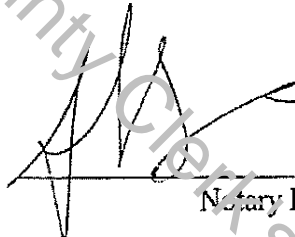
State of Illinois }
 } ss
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PATRICK J. COYLE, as Trustee under the provisions of a Trust Agreement known as PATRICK J. COYLE LIVING TRUST DATED MARCH 5, 2007, 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 he signed, sealed and delivered the said instrument as his free and voluntary act as such Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal this 26th day of October, 2022.

Commission Expires: _____





Notary Public

This instrument prepared by:
John Mantas, Esq.
MANTAS LAW, LLC
1300 West Higgins Road, Suite 310
Park Ridge, Illinois 60068
Phone: (847) 696-0900

MAIL TO:
Scott A. Weinstein
10 South LaSalle Street, Suite 2910
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:
SAFA RESIDENCE LLC
8352 Concord Drive
Morton Grove, Illinois 60053

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LEGAL DESCRIPTION

Order No.: 22NW7149664PK

For APN/Parcel ID(s): 12-02-300-125-1014 and 12-02-300-125-1031

PARCEL 1:

UNIT NUMBER 306 AND G15 IN THE PETERSON-POINTE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 IN FINAL PLAT OF PETERSON POINTE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 25, 2006 AS DOCUMENT 0626845006, IN COOK COUNTY, ILLINOIS.

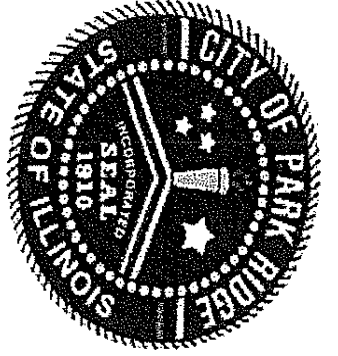
WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0718322116; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S6 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 07183222116.

PROPERTY OF Cook County Clerk's Office

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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

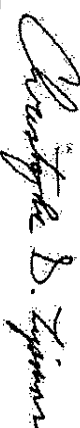
Certificate # 22-004129

<u>Pin(s)</u>	<u>Address</u>
12-02-300-125-1014	1033 PETERSON AVE UNIT 306
12-02-300-125-1031	

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

<u>Property Transfer Tax</u>	<u>Date</u>
\$530.18	10/26/2022

Property of Cook County Clerk's

X 
 Christopher D. Lipman
 Finance Director