

UNOFFICIAL COPY

Doc#: 2236233251 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/28/2022 12:15 PM Pg: 1 of 2

Dec ID 20221201616086
ST/CO Stamp 0-617-905-488 ST Tax \$630.00 CO Tax \$315.00

FIRST AMERICAN TITLE
FILE #

11/12/2022

FIRST AMERICAN TITLE - AF1030496

TRUSTEE'S DEED

THIS INDENTURE, made this December 21, 2022, between Peter M. Rogers, Trustee, of The Peter M. Rogers Living Trust dated July 17, 2015 as to an undivided one-half interest, and Cara C. Rogers, Trustee, of The Cara C. Rogers Living Trust dated July 17, 2015 as to an undivided one-half interest, of 4700 Fair Elms Avenue, Western Springs, IL 60558-1707, as grantors and

P Brian Dunleavy and *C* Maura Dunleavy, as Co-Trustees of the Dunleavy Family Revocable Living Trust dated December 12, 2022, of 647 N. Green St, Chicago, IL 60642, as grantee.

WITNESSETH, that the grantors, in consideration of the sum of TEN Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors as said trustees and of every other power and authority the grantors hereunto enabling, do hereby Convey and Warrant unto the grantee, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

LOT 1 (EXCEPTING THEREFROM THAT PART THEREOF LYING NORTH OF A LINE EXTENDING ACROSS SAID LOT, WHICH LINE INTERSECTS THE WEST LINE OF LOT 1 AT A POINT 24.14 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT, WHICH LINE ALSO INTERSECTS THE EAST LINE OF LOT 1 AT A POINT 11.21 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT, AND EXCEPTING THEREFROM THE SOUTH 19 FEET THEREOF), IN BLOCK 2 IN FOREST HILLS COMMERCIAL AND PARK DISTRICT SUBDIVISION OF BLOCKS 5, 6, 7, 8, 17, 18, 19, 20, 29, 30, 31, 32, 41, 42, 43 AND 44 IN FOREST HILLS OF WESTERN SPRINGS, A SUBDIVISION OF THE EAST 1/2 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF BLOCKS 12, 13, 14 AND 15 IN "THE HIGHLANDS", BEING A SUBDIVISION OF THE NORTHWEST 1/4 AND THE WEST 300 FEET OF THE NORTH 144 FEET OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF LINE 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 7; ALSO LOTS 1, 2, 3, 4 AND 5 (EXCEPT THAT PART THEREOF DEDICATED FOR STREET BY PLAT DOCUMENT NUMBER 209880, IN BLOCK 12, "THE HIGHLANDS" AFORESAID), IN COOK COUNTY, ILLINOIS; ALSO FAIR ELMS AVENUE (NOW VACATED), AS SHOWN ON PLAT OF FOREST HILLS OF WESTERN SPRINGS AFORESAID, FILED IN THE OFFICE OF REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 209880.

Permanent Real Estate Index Number: **18-07-200-032-0000 Volume 078**

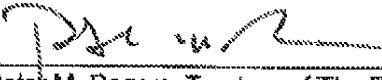
Address of Real Estate: **4700 Fair Elms Avenue, Western Springs, IL 60558-1707**

SUBJECT TO: General real estate taxes not due and payable at time of closing; easements for public utilities; covenants; conditions and restrictions of record.

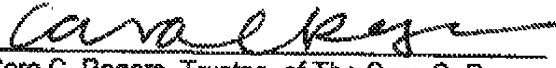
Together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

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IN WITNESS WHEREOF, the grantors, as trustees as aforesaid, hereunto set their hands and seals the day and year first above written:



Peter M. Rogers, Trustee, of The Peter M. Rogers Living Trust dated July 17, 2015 as to an undivided one-half interest (Seal)

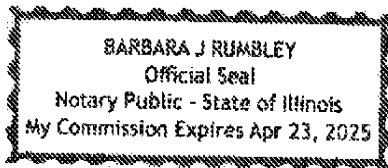


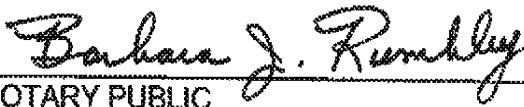
Cara C. Rogers, Trustee, of The Cara C. Rogers Living Trust dated July 17, 2015 as to an undivided one-half interest (Seal)

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 Peter M. Rogers, Trustee, of The Peter M. Rogers Living Trust dated July 17, 2015 as to an undivided one-half interest and Cara C. Rogers, Trustee, of The Cara C. Rogers Living Trust dated July 17, 2015 as to an undivided one-half interest, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal, this 21st day of December, 2022





NOTARY PUBLIC

Prepared by:
William S. Wilson, Esq.
Wilson & Wilson Estate Planning & Elder Law, LLC
1023 W. 55th St, Ste 110
La Grange, IL 60525-6562

Mail to & Send Subsequent Tax Bills to:
Brian Dunleavy & Maura Dunleavy, as
Co-Trustees of the Dunleavy Family
Revocable Living Trust dated 12/12/2022
4700 Fair Elms Ave
Western Springs, IL 60558-1707

COOK County Clerk's Office