

# UNOFFICIAL COPY

Doc#. 2305306130 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/22/2023 03:06 PM Pg: 1 of 4

## TRUSTEE'S DEED (ILLINOIS)

Dec ID 20230201654912  
ST/CO Stamp 1-039-966-032 ST Tax \$410.00 CO Tax \$205.00

*(C)*  
*236809670014*

Above Space for Recorder's Use Only

This AGREEMENT, made this 16<sup>th</sup> day of February, 2023, between Grantor(s),

**CAROL A. DENLINGER FKA CAROL LYNN DENLINGER, AS SUCCESSOR TRUSTEE OF THE TRUST AGREEMENT DATED THE 8TH DAY OF OCTOBER, 2007, AND KNOWN AS THE SAM ABEZETIAN TRUST AND THE JO CAROL ABETEZIAN TRUST DATED THE 8th DAY OF OCTOBER, 2007** and Grantee(s).

**MARSHA L. MARCHIONNA, A SINGLE WOMAN,**

WITNESSES: The Grantor(s) in consideration of the sum of Ten Dollars receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor(s) as said Trustee(s) and of every other power and authority the Grantor(s) hereunto enabling, do(es) hereby convey a quitclaim unto the Grantee(s), in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PERMANENT INDEX NUMBER(PIN): 09-27-06-145-1020

ADDRESS(ES) OF REAL ESTATE: 44 PARK LANE UNIT 124, PARK RIDGE, IL, 60068

together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

IN WITNESS WHEREOF, the grantor(s) hereunto set(s) his/her hand the day and year first above written.

Dated this 16<sup>th</sup> day of February, 2023.

*Carol A. Denlinger FKA Carol Lynn Denlinger*  
**CAROL A. DENLINGER FKA CAROL LYNN DENLINGER**

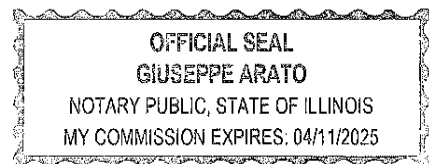
State of

County of

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **CAROL A. DENLINGER FKA CAROL LYNN DENLINGER**, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the paid instrument as a free and voluntary act, for the uses and purposes herein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 16 day of February, 2023.

*Giuseppe Arato*  
NOTARY PUBLIC



Mail Recorded Deed & Tax Bills To: Marsha L. Marchionna, 44 Park Ln, #124, Park Ridge, Il, 60068

Prepared by: Peter J. Faraci, 444 N. Northwest Hwy, Ste. 340, Park Ridge, Il, 60068

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## LEGAL DESCRIPTION

Order No.: 23GSC967001LT

For APN/Parcel ID(s): 09-27-306-145-1020

PARCEL 1:

UNIT NUMBER 124 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

THAT PART OF LOTS 2, 3 AND 4 IN ANN MURPHY ESTATE DIVISION OF LAND IN SECTION 27 AND SECTION 28, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS::

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF THAT PART OF LOT 4 LYING EAST OF THE CENTER LINE OF ALGONQUIN ROAD AND THE WEST LINE OF THE EAST 840.00 FEET OF LOTS 3 AND 4 AFORESAID (SAID INTERSECTION POINT AND POINT OF COMMENCEMENT BEING ASSIGNED COORDINATES OF 2000.00 NORTH AND 2000.00 EAST; AND THE SOUTH LINE OF THE NORTH 1/2 OF THAT PART OF LOT 4 LYING EAST OF THE CENTER LINE OF ALGONQUIN ROAD AFORESAID BEING ASSIGNED A BEARING OF SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST); THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE 124.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST (AT RIGHT ANGLES THERETO) 116.00 FEET TO A POINT HAVING COORDINATES 2116.00 NORTH AND 1876.00 EAST, SAID POINT BEING THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE CONTINUE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 361.00 FEET TO COORDINATES 2477.00 NORTH AND 1876.00 EAST; THENCE NORTH 65 DEGREES 46 MINUTES 20 SECONDS WEST 65.80 FEET TO COORDINATES 2504.00 NORTH AND 1816.00 EAST; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 4.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 67.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 180.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 85.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 127.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 115.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 141.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 140.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 122.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 347.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 70.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 120.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 44427, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22996722, AS AMENDED; TOGETHER WITH AN UNDIVIDED .830 PERCENT INTEREST IN SAID PARCEL

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## LEGAL DESCRIPTION

(continued)

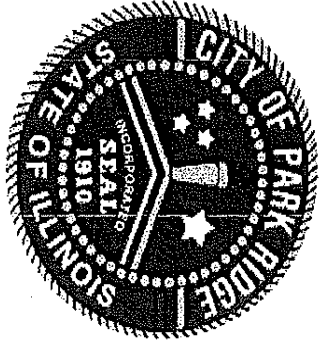
(EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY)

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR PARK LANE COMMUNITY ASSOCIATION RECORDED FEBRUARY 13, 1975 AS DOCUMENT NUMBER 2299672 AND AS CREATED BY DEED FROM A LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 44427 TO CATHERINE TALANO DATED JUNE 15, 1976 AND RECORDED JULY 16, 1976 AS DOCUMENT 23562417 ALL IN COOK COUNTY, ILLINOIS

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](mailto:transferstamp@parkridge.us) | [www.parkridge.us](http://www.parkridge.us)

Certificate # 23-000109

Pin(s)

09-27-306-145-1020

Address

44 PARK LN UNIT 124

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

Property Transfer Tax

\$820.00

Date

02/16/2023

Property of Cook County Clerk's Office

X  
Christopher D. Ujman  
Finance Director

*Christopher D. Ujman*