

13

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TRUSTEE'S DEED



Doc# 2305408038 Fee \$88.00

CHSP FEE:\$9.00 RPRF FEE: \$1.00

MAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/23/2023 12:12 PM PG: 1 OF 4

THIS INDENTURE, made this 14th day of February, 2023, between CAROL REILLY AND MOIRA REILLY, Trustees of a Trust Agreement, known as the REILLY FAMILY TRUST DATED DECEMBER 18, 2019, GRANTOR, AND JOHN SWINFORD AND MARY HEINKELE SWINFORD, Husband and Wife, of DELRAY BEACH, FL, GRANTEEES. * AS Tenants by the Entirety *

WITNESSETH, that said Grantor in consideration of the sum of Ten Dollars (\$10.00) 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 Grantors hereunto enabling, do hereby convey and warrant unto the Grantees, not as Tenants in Common nor Joint Tenants but as Tenants by the Entirety, in fee simple, the following described real estate, situated in the county of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Index No 13-35-405-049-1017

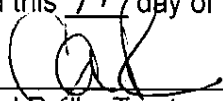
PROPERTY ADDRESS: 1928 NORTH KEDZIE AVENUE, UNIT 404, CHICAGO, IL 60647

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

Releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to General taxes for 2022 and subsequent years
Covenants, conditions and restrictions of record

Dated this 14th day of February, 2023



Carol Reilly, Trustee



Moira Reilly, Trustee

Chicago Title 23675089400027 2023 2 815

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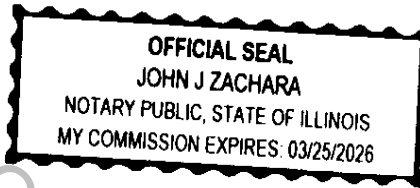
State of ILLINOIS }
 } SS
County of COOK }

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Carol Reilly and Moira Reilly, Trustees of a Trust Agreement known as the REILLY FAMILY TRUST DATED DECEMBER 18, 2019, 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.

Given under my hand and notary seal this
14th day of February, 2023



Notary Public



This instrument prepared by John J. Zachara, Attorney at Law, 1235 N Clybourn Avenue, Suite 332, Chicago, Illinois 60610

Mail to:

Sebastian Kos Law Office
119 South Vine Street
Hinsdale, IL 60521

Subsequent tax Bill:

John Swinford
1928 North Kedzie Avenue, Unit 404
Chicago, Illinois 60647

REAL ESTATE TRANSFER TAX		22-Feb-2023
CHICAGO:		2,325.00
CTA:		930.00
TOTAL:		3,255.00 *



13-35-405-049-1017 | 20230201653695 | 1-486-905-168
* Total does not include any applicable penalty or interest due.

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 404 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN KARMA TAGE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED FEBRUARY 23, 2004 AS DOCUMENT NO. 0405418035, IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENT KNOWN AS PARKING SPACE P-12 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID.

ADDRESS: 1928 N KEDZIE, UNIT 404, CHICAGO, IL 60647

PIN: 13-35-405-049-1017

Property of Cook County Clerk's Office

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13-35-405-049-1017

20230201653695

2-014-945-104

COUNTY:	155.00
ILLINOIS:	310.00
TOTAL:	465.00

Property of Cook County Clerk's Office