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2307245029D

TRUSTEE'S DEED

Doc# 2307245029 Fee \$93.00

THE GRANTOR(S)

RHSP FEE: \$9.00 RPRF FEE: \$1.00

**Gerald T. Hinck,
Trustee of the John H. Hinck
Trust, dated
August 15, 2006**

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/13/2023 12:30 PM PG: 1 OF 5

Address(es) of Grantor:
2S371 Williams Road
Warrenville, IL 60555

Above Space for Recorder's Use Only

of the County of **DuPage** and State of **ILLINOIS** for and in consideration the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** consideration, the receipt of which is hereby acknowledged, hereby **CONVEY** and **QUITCLAIM** to Gertrud Justesen:

all interest in the following described real estate together with the tenements and appurtenances thereunto belonging (collectively the "Property") situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 75 Boardwalk Place, #104, Park Ridge, IL 60068

Permanent Index Number(s): 09-27-306-161-1035 and 09-27-306-161-1055

And the said Grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

Subject, however, to the general taxes for the year of 2022 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

REAL ESTATE TRANSFER TAX		09-Mar-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
09-27-306-161-1035	20230201649289	0-161-849-552

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SIGNATURE(S) OF GRANTOR(S):

Gerald T. Hinck Trustee

Gerald T. Hinck, Trustee

Date:

State of Illinois)
) ss
County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Gerald T. Hinck, personally known to me to be the same person whose name are subscribed to the foregoing instrument as Trustee, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 23rd day of January, 2023.

[SEAL]



Dianna B Weglarz (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH
_____ of 35 ILCS 200/31-45,
REAL ESTATE TRANSFER ACT
DATE: 1/23/23

Gerald T. Hinck
Signature of Buyer, Seller or Representative

Prepared by and mail to:
Kirsten L. Izatt
The Estate Planning Law Group
1776 S. Naperville Road Suite 105A
Wheaton, IL 60189
(630) 871-8778

Send Subsequent Tax Bills to:
Gertrud Justesen
75 Boardwalk, Apt. 104
Park Ridge, IL 60068

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SCHEDULE A

UNIT A-75-104 AND A-75-G12 IN BOARDWALK OF PARK RIDGE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF LOTS 1 TO 4 IN ANN MURPHY'S ESTATE DIVISION OF LAND IN SECTION 27 AND 28 AFORESAID, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24558782 AMENDED FROM TIME TO TIME TOGETHER WITH THEIR UNDIVIDED PERCENTAGE OF THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

Permanent Index Number(s): 09-27-306-161-1035 and 09-27-306-161-1055

Property Address: 75 Boardwalk Place, #104, Park Ridge, IL 60068

Property of Cook County Clerk's Office

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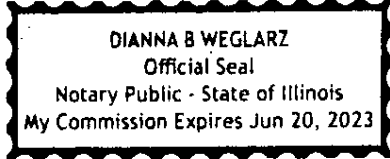
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Jan. 23, 2023 Signature [Handwritten Signature]

Subscribed and sworn to before me

by the said Gerald T. Hinck, Trustee



this 23rd day of January, 2023
[Handwritten Signature]
Notary Public

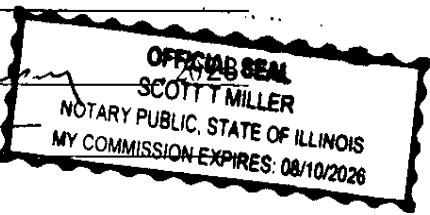
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 1/25, 2023 Signature [Handwritten Signature]

Subscribed and sworn to before me

by the said Gertrud Justesen

this 25th day of January
[Handwritten Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C Misdemeanor for the first offence and of a Class A Misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if except under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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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 # 23-000105

<u>Pin(s)</u>	<u>Address</u>
09-27-306-161-1035	75 BOARDWALK PL UNIT 104
09-27-306-161-1055	

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>
\$25.00	02/21/2023

X 
 Christopher D. Lipman
 Finance Director

Property of Cook County Clerk's Office