

UNOFFICIAL COPY

**TRUSTEE'S DEED
(ILLINOIS)**

Doc#: 2307613402 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/17/2023 02:26 PM Pg: 1 of 3

Dec ID 20230301663805
ST/CO Stamp 1-354-928-336 ST Tax \$221.00 CO Tax \$110.50

PTC 2319572 1/1

THE GRANTOR PATRICIA BAZAN-RUBEL AS SUCCESSOR TRUSTEE OF THE JOYCE M. SWEARINGEN TRUST DATED DECEMBER 12, 2018, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, convey to Marilyn Unroe, ~~at 480 Eagle Dr. #306, Elk Grove Village, IL 60007~~ at 480 Eagle Dr. #306, Elk Grove Village, IL 60007 all interest in the following described real estate commonly known as 540 Biesterfield Rd. #B314, Elk Grove Village, IL 60007, and legally known as:

* Reversible Living

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

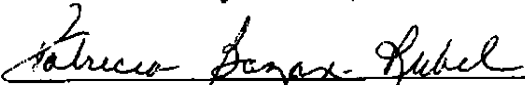
SUBJECT TO: covenants, conditions and restrictions of record, and

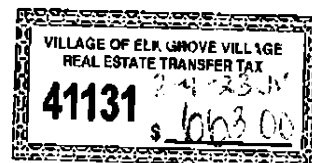
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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 or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to: all unpaid general taxes not yet due or payable, special assessments; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.

Permanent Real Estate Index Number(s): 08-32-101-035-1056

Dated this 10th day of March, 2023.


Patricia Bazan-Rubel as Successor Trustee of the Joyce M. Swearingen Trust dated December 12, 2018



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STATE OF ILLINOIS)
) SS,
COUNTY OF *COOK*)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Patricia Bazan-Rubel as Successor Trustee of the Joyce M. Swearingen Trust dated December 12, 2018 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 it signed, sealed and delivered in the instrument as its 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 notarial seal, this 10th day of March, 2023.





Notary Public



THIS INSTRUMENT PREPARED BY
James R Nelson
Law Office of James R. Nelson & Associates LLC
617 Devon Ave.
Park Ridge, IL 60068

MAIL TO:
Steven A Miner Esq, Attorney
421 N Hough St
Barrington, IL 60010

SEND SUBSEQUENT TAX BILLS TO:
Marilyn Unroe
540 Biesterfield Rd. #B314
Elk Grove Village, IL 60007

REAL ESTATE TRANSFER TAX		13-Mar-2023
	COUNTY:	110.50
	ILLINOIS:	221.00
	TOTAL:	331.50
08-32-101-035-1056		20230301663805 1-354-928-336

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LEGAL DESCRIPTION

EXHIBIT "A"

File No.: PTC23-19572

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: UNIT NUMBER B314 IN PARK CHARDONNAY CONDOMINIUMS-PHASE II, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 1 IN VILLAGE ON THE LAKE SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 29 AND PART OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 27044627, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-43 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 27044627.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PARK ORLEANS CONDOMINIUM UMBRELLA ASSOCIATION RECORDED AS DOCUMENT NUMBER 27044625, IN COOK COUNTY, ILLINOIS.

Commonly known as 540 Biesterfield Road, Unit B314, Elk Grove Village, IL 60007
Parcel ID(s): 08-32-101-035-1056,