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Doc#: 2309647015 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/06/2023 10:01 AM Pg: 1 of 4

TRUSTEE'S DEED

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

Dec ID 20230301686299
ST/CO Stamp 0-387-045-584 ST Tax \$599.00 CO Tax \$299.50

grantee address:

2154 Washington Dr.
Northbrook, IL 60062

(above space for Recorder's use only)

STC-1004023 10e-1
THIS INSTRUMENT, made this 29th day of January, 2023, by Valerie L. Tews, as trustee under the Valerie L. Tews Trust dated June 1, 2015, hereinafter referred to as Grantor.

The Grantor, not individually but as such Trustee, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantees, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to Grantees:

JOANNA LALICH and STEWART WASSON, wife and husband,
as Tenants By the Entirety
pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in DuPage County, Illinois:

Unit Number 24 2154 Washington Drive in the Meadow Ridge Condominiums, as delineated on a survey of the following described tract of land:

Lot EC-1 in the Final Plat of Subdivision of Techny Parcels EC-1 and EC-2, being a Subdivision of part of the West Half of Section 14, and part of the Southeast Quarter of Section 15, all in Township 42 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded February 27, 2004 as Document Number 0405844049, in Cook County, Illinois, and excluding the following described parcels:

Excluded Parcel 0001 (EC-1 Plat-of-Highways):

That Part of Lot EC-1 in the Final Plat of Subdivision of Techny Parcels EC-1 and EC-2, being a Subdivision of part of the West Half of Section 14, and part of the Southeast Quarter of Section 15, in Township 42 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded February 27, 2004 as Document Number 0405844049, described as follows: Beginning at the most Northerly corner of said Lot EC-1; thence Southeasterly along the Westerly line of Waukegan Road as monumented and occupied, being also the Easterly line of said Lot EC-1, the following Five (5) courses

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and distances: 1) South 40 degrees 09 minutes 19 seconds East, a distance of 371.91 feet to a point of curvature; 2) Southeasterly along an arc of a curve concave to the Southwest, having a radius of 4513.77 feet, having a chord bearing of South 36 degrees 02 minutes 36 seconds East, a distance of 647.86 feet to a point of tangency; 3) South 31 degrees 55 minutes 54 seconds East, a distance of 536.65 feet to a point of curvature; 4) Southeasterly along the arc of a curve concave to the Southwest, having a radius of 10462.92 feet, having a chord bearing of South 30 degrees 50 minutes 24 seconds East, a distance of 398.71 feet to a point of tangency; 5) South 29 degrees 44 minutes 54 seconds East, a distance of 190.09 feet to the Southeast corner of said Lot EC-1, being also the North line of Kamp drive as heretofore dedicated by Instrument recorded December 22, 2000 as Document Number 0001007540; thence South 60 degrees 15 minutes 06 seconds West along said North line of Kamp drive a distance of 49.00 feet; thence North 15 degrees 15 minutes 06 seconds East, a distance of 21.21 feet; thence North 29 degrees 44 minutes 54 seconds West, a distance of 175.09 feet to a point of curvature, thence Northwesterly along an arc of a curve concave to the Southwest, having a radius of 10428.92 feet, having a chord bearing of North 30 degrees 50 minutes 24 seconds West, a minutes 54 seconds West, a distance of 536.65 feet to a point of curvature; thence Northwesterly along an arc of a curve concave to the Southwest, having a radius of 4479.77 feet, having a chord bearing of North 36 degrees 02 minutes 36 seconds West, a distance of 642.98 feet to a point of tangency; thence North 40 degrees 09 minutes 19 seconds West, a distance of 314.59 feet; thence North 82 degrees 34 minutes 29 seconds West, a distance of 71.10 feet to the Northerly line of said Lot EC-1, being also the Southerly line of heretofore dedicated founders drive per Document recorded February 27, 2004 as Document Number 0405839014; thence North 46 degrees 28 minutes 03 seconds East along said Southerly line of founders drive a

a distance of 82.10 feet the place of beginning, in Cook County, Illinois.

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 0829134106, amended by First Amendment recorded November 21, 2008 as Document 0832645065, amended by Second Amendment recorded November 24, 2008 as Document 0832945042, amended by Third Amendment recorded January 9, 2009 as Document 0900916038; together with its undivided percentage interest in the common elements in Cook County, Illinois.

Subject to general real estate taxes for 2021 and subsequent years; covenants, easements and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

Permanent Index Number: 04-14-304-023-4120

Property Address: 2154 Washington Drive, Northbrook, IL 60062

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Dated: JAN. 29, 2023

Valerie L. Tews, AS TRUSTEE
Valerie L. Tews, Trustee as aforesaid

STATE OF IL COUNTY OF Cook ss. I, the undersigned, a Notary Public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that **VALERIE L. TEWS** 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 she signed, sealed and delivered the said instrument as such Trustee for the uses and purposes therein set forth.

Impress
Seal
Here



Given under my hand and official seal, this 29th day of January, 2023.

Commission expires 1/18/2024
Georgia S. Pierini
Notary Public

REAL ESTATE TRANSFER TAX

03-Apr-2023



COUNTY: 299.50
ILLINOIS: 599.00
TOTAL: 898.50

04-14-304-023-4120

| 20230301686299 | 0-23-245-584

COOK County Clerk's Office

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STATE OF _____ COUNTY OF _____ ss. I, the undersigned, a Notary Public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that, 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 he signed, sealed and delivered the said instrument as such Trustee for the uses and purposes therein set forth.

Impress
Seal
Here

Given under my hand and official seal, this _____ day of _____, 2022.

Commission expires _____
Notary Public _____

This instrument prepared by: Joseph A. Riccelli, Esq., 127 W. Willow, Wheaton, IL 60187

After Recording Mail to:

Mail Tax Bill to:

Julie Levin Lehman
Attorney at Law
441 Westgate Rd
Deerfield, IL 60015

Joanna Lalich & Stewart Wasson
2154 Washington Dr.
Northbrook, IL 60062

Property of Cook County Clerk's Office