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Doc# 2310829101 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/18/2023 12:19 PM Pg: 1 of 3

TRUSTEE'S DEED (Illinois)

Dec ID 20230401690278
ST/CO Stamp 0-379-063-504 ST Tax \$725.00 CO Tax \$362.50
City Stamp 1-822-756-048 City Tax: \$7,612.50

THIS INDENTURE, made this 13th day of April, 2023 between, **KAREN R. KIMMEY**, authorized to accept and execute trusts within the State of Illinois, **NOT PERSONALLY BUT AS TRUSTEE** under a certain trust agreement dated **Karen R. Kimmey Living Trust dated September 3, 2020**, and any amendments thereto, of 1437 South Plymouth Court, Unit G, Illinois 60605-2823. **GRANTOR TO JACOB D. RADECKI AND KELSEY N. WEYHING**, of Chicago, Illinois **GRANTEES**, not as Tenants in Common or as Joint Tenants but as Tenants by the Entirety the following described real estate situated in the County of Cook, in the State of Illinois, to wit: * Husband and wife

Legal Attached

WITNESSES: That said Grantor in consideration of the sum of Ten Dollars (\$10.00), receipt of 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 Grantor hereunto enabling, does hereby convey and Quit Claim unto the Grantee, in fee simple, the following described real estate situated in the County of Cook, State of Illinois to Wit:

Together with the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining. TO HAVE AND TO HOLD, the same unto said party of the second part and to the proper use, benefit and behoove, forever, of said party of the second part.

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 trust agreement above mentioned, and of every other power and authority thereunto enabling.

Subject, however, to covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing.

Commonly Known as: 1437 South Plymouth Court, ^{Unit} #G, Chicago, Illinois 60605-2823

Parcel Identification Number: 17-21-211-201-0000

IN WITNESS WHEREOF, the Grantor, as Trustee as aforesaid, hereunto set his hand and seal the day and year first above written.

Dated this 13th day of April, 2023

By: [Signature] AS TRUSTEE ON THE KAREN R. KIMMEY LIVING TRUST
Karen R. Kimmey, as Trustee of the Karen R. Kimmey Living Trust dated September 3, 2020 by deed recorded on October 21, 2020 in document number 2029521202 in Cook county records

DATED SEPTEMBER 3, 2020

2386886-IL-1052

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said State and County, in the State aforesaid, CERTIFY THAT **Karen R. Kimmey**, personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the instrument as her 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 13th day of April, 2023.

Eleanore Jean Missirlian
Notary Public

Commission Expires: 06/09/2024

AFTER RECORDING MAIL TO:

Jacob Radecki
1437 S. Plymouth Ct, Unit G
Chicago, IL 60605

TAXPAYER:

Jacob Radecki
1437 S. Plymouth Ct, Unit G
Chicago, IL 60605



This instrument was prepared by:
Harry Missirlian & Associates, Ltd.
9933 Lawler Ave., Ste. 309
Skokie, IL 60077

missirlianlaw@yahoo.com 847-982-0020

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EXHIBIT "A"

Land situated in the County of Cook, State of Illinois

PARCEL 1:

DWELLING PARCEL 1437-G: THE EAST 21.98 FEET OF THE WEST 155.01 FEET OF THE FOLLOWING DESCRIBED TRACT:

THAT PART OF BLOCK 9 IN DEARBORN PARK UNIT #2, BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 9 AFORESAID; THENCE SOUTH 00 DEGREES 08 MINUTES 18 SECONDS WEST ALONG THE EAST LINE THEREOF 306.64 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 51 MINUTES 42 SECONDS WEST AT RIGHT ANGLES THERETO 222.0 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 305.66 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 08 MINUTES 18 SECONDS WEST ALONG SAID WEST LINE 70.0 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 42 SECONDS EAST 222.0 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 376.64 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE NORTH 00 DEGREES 08 MINUTES 18 SECONDS EAST ALONG SAID EAST LINE 70.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR USE AND ENJOYMENT AND INGRESS AND EGRESS FOR THE BENEFIT OF THE AFORESAID DWELLING (S) OVER, UPON AND ACROSS THE COMMON AREA AS DESCRIBED IN THE DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR DEARBORN PARK II ROWHOUSES, ST PAUL'S SQUARE RECORDED DECEMBER 26, 1990 AS DOCUMENT 90309426, AS AMENDED, AND BY DEED RECORDED AUGUST 17, 1993 AS DOCUMENT 93649196.

Commonly Known as: 1437 South Plymouth Court, #G, Chicago, IL 60605-2701
Parcel Identification Number: 17-21-211-201-0000