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Doc#: 2311447017 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/24/2023 12:49 PM Pg: 1 of 4

Dec ID 20230401697798
ST/CO Stamp 0-433-298-640 ST Tax \$745.00 CO Tax \$372.50
City Stamp 1-839-013-072 City Tax: \$7,822.50

FIRST AMERICAN TITLE
FILE # 491032387

TRUSTEE'S DEED

THIS INDENTURE, made this 14th day of April, 2023 between Patricia J. Hurley, as Trustee under the provisions of a trust agreement dated the 16th day of December, 1999 and known as the Patricia J. Hurley Revocable Trust, Grantor, and unmarried BRENDAN T. ROBERTS AND JENNIFER L. FERNANDEZ, unmarried, as joint tenants ~~his wife~~, 211 N. Scott St. – Unit 313, Chicago, Illinois, Grantee.

WITNESSETH, that said Grantor in consideration of the sum of Ten Dollars receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in Grantor as said Trustee, does hereby convey unto the Grantee, in fee simple, as TENANTS BY THE ENTIRETY, the following described real estate situated in the County of Cook, State of Illinois, to wit:

The property is legally described in Exhibit A, attached hereto.

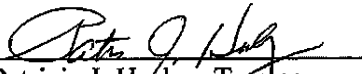
Common address: 2731 N. Greenview Ave. – Unit A, Chicago, IL 60614
PIN: 14-29-302-159-1073

This conveyance is subject to: General taxes not yet due and payable; the Illinois Condominium Property Act, terms, provisions and conditions set forth in Declaration of Condominium Ownership of Park Lane Townhome Condominium, recorded in the office of the Recorder of Cook County, Illinois as Document No. 88-248725, as amended from time to time; Easements and restrictions of record including any easements established by or implied from said Declaration of Condominium Ownership and leases and agreements affecting the Common Elements of the Condominium.

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Signed as of the day and year first above written.

Trust Agreement dated the 16th day of December,
1999 and known as the Patricia J. Hurley Revocable
Trust

By: 
Patricia J. Hurley, Trustee

This instrument was prepared by:

Murray J. Lewison
Johnson and Colmar
707 Lake Cook Rd. – Suite 124
Deerfield, IL 60015

After recording, return to:

~~Shane Mawery~~ ~~Attorney at Law~~ ~~3653 W. Irving Park Rd.~~ ~~Chicago, IL 60614~~ Brendan T. Roberts
2731 N. Greenview Ave
Unit A
Chicago, IL 60614

Send future tax bills to:

Brendan T. Roberts
2731 N. Greenview Ave. – Unit A
Chicago, IL 60614

Property of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

UNIT 2725D TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN PARK LANE TOWNHOUSE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 88-248725 AS AMENDED FROM TIME TO TIME IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE DEED IS CONVEYED ON THE CONDITIONAL LIMITATION THAT THE PERCENTAGE OF OWNERSHIP OF SAID GRANTEES IN THE COMMON ELEMENTS SHALL BE DIVESTED PRO TANTO AND VEST IN THE GRANTEES OF THE OTHER UNITS IN ACCORDANCE WITH THE TERMS OF SAID DECLARATION AND ANY AMENDED DECLARATIONS RECORDED PURSUANT THERETO, AND THE RIGHT OF REVOCATION IS ALSO HEREBY RESERVED TO THE GRANTOR HEREIN TO ACCOMPLISH THIS RESULT. THE ACCEPTANCE OF THIS CONVEYANCE BY THE GRANTEES SHALL BE DEEMED AN AGREEMENT WITHIN THE CONTEMPLATION OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS TO A SHIFTING OF THE COMMON ELEMENTS PURSUANT TO SAID DECLARATION AND TO ALL THE OTHER TERMS OF SAID DECLARATION, WHICH IS HEREBY INCORPORATED HEREIN BY REFERENCE THERETO, AND TO ALL THE TERMS OF EACH AMENDED DECLARATION RECORDED PURSUANT THERETO.