

UNOFFICIAL COPY

Doc# 2313041057 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/10/2023 10:45 AM Pg: 1 of 4

Trustee's Deed

THE GRANTOR(S):

Douglas S. Fischer and
Virginia Fischer, as Co-
Trustees of the Douglas S.
Fischer Revocable Trust dated
September 22, 2015, as to an
undivided one-half interest
and Virginia Fischer and
Douglas Fischer, as Co-
Trustees of the Virginia
Fischer Revocable Trust dated
September 22, 2015, as to an
undivided one-half interest

Dec ID 20230501616895
ST/CO Stamp 0-638-685-904 ST Tax \$260.00 CO Tax \$130.00

for and in consideration of Ten Dollars (\$10.00) and other good and valuable
consideration in hand paid, convey(s) and warrant(s) to:

Nina Veksler, A SINGLE WOMAN OF CHICAGO,

COOK COUNTY, IL

the following described Real Property, located in the County of COOK, State of
Illinois, to wit:


SEE ATTACHED LEGAL DESCRIPTION

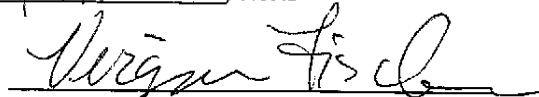
Subject to covenants, conditions and restrictions of record; public and utility
easements; acts done by or suffered through Buyer; all government taxes or
assessments confirmed and unconfirmed; condominium declaration and bylaws,
if any; building and zoning laws, leases and tenancies; and general real estate
taxes not due and payable at the time of Closing.

PIN # 03-08-214-030-1040

Commonly Known As: 3451 North Carriageway Drive, Unit 510, Arlington
Heights, IL 60004

DATED THIS 19 DAY OF April, 2023


Douglas S. Fischer, Co-Trustee


Virginia Fischer, Co-Trustee

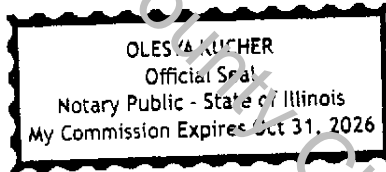
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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify that **Douglas S. Fischer and Virginia Fischer, as Co-Trustees**, known to me to be the same person(s) whose name(s) are/is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the use and purposes set forth.

GIVEN UNDER MY HAND AND SEAL THIS 19 DAY OF April, 2023

Olesya Fischer
 Notary Public



Prepared by: Michael Mazek, 3805 N. Lincoln Ave., Chicago, IL 60613

Send subsequent tax bills to:

Mail recorded deed to:

Nina Veksler
 3451 N Carriageway DR Unit 510
 Arlington Heights, IL 60004

← SAME

REAL ESTATE TRANSFER TAX

10-May-2023



COUNTY:	130.00
ILLINOIS:	250.00
TOTAL:	390.00

03-08-214-030-1040

| 20230501616895 | 0-638-685-904

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LN23027399

Exhibit A

PARCEL 1:

UNIT NUMBER 510 IN THE PARK WELLINGTON AT GEIMER'S GROVE - BUILDING II CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 1 GEIMER SUBDIVISION, BEING A SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, 26.60 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 13 SECONDS EAST, 19.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 26 MINUTES 13 SECONDS WEST, 226.36 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST 103.19 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 13 SECONDS EAST, 226.36 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 20 SECONDS WEST, 103.19 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS AND THAT PART OF SAID LOT 1 IN GEIMER SUBDIVISION, BEING A SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1, NORTH 00 DEGREES 26 MINUTES 13 SECONDS WEST, 191.15 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 47 SECONDS WEST, 5.53 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST, 26.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 34 SECONDS WEST, 46.03 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS EAST, 26.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 34 SECONDS EAST, 46.03 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0336431041; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS AND BY-LAWS FOR THE PARK WELLINGTON AT

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LN23027399

GEIMER'S GROVE UMBRELLA CONDOMINIUM OWNER'S ASSOCIATION RECORDED JANUARY 17, 2003 AS DOCUMENT 0030083483, AS MAY BE AMENDED FROM TIME TO TIME; AND AS DESCRIBED IN THE CROSS EASEMENT AND COST SHARING DECLARATION RECORDED JANUARY 17, 2003 AS DOCUMENT 0030083482, AS MAY BE AMENDED FROM TIME TO TIME.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-17 AND STORAGE SPACE S-17 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0336431041 AS MAY BE AMENDED FROM TIME TO TIME.

PIN: 03-08-214-030-1040

For Informational Purposes only: 3451 North Carriageway Drive, Unit 510, Arlington Heights, IL 60004

Property of Cook County Clerk's Office