

# UNOFFICIAL COPY

Doc#: 2315949229 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/08/2023 02:01 PM Pg: 1 of 3

## TRUSTEE'S DEED (ILLINOIS)

Dec ID 20230501619906  
ST/CO Stamp 1-358-985-936 ST Tax \$215.00 CO Tax \$107.50

THE GRANTOR Jeffrey A. Finn and Phyllis L. Russell, as Co-Trustees of the Jeffrey A. Finn and Phyllis L. Russell Declaration of Trust dated June 26, 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, CONVEYS AND WARRANTS to Valerie Maze, a single woman, of 18060 Royal Oak Court, #7, Tinney Park, IL 60477, all interest in the following described real estate commonly known as 204 W. Kenilworth Ave., Unit 2, Oak Park, IL 60302, and legally known as:

### LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

**SUBJECT 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,

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.

23CST153855V4

Permanent Real Estate Index Number(s): 16-07-116-015-1010

Chicago Title

### Real Estate Transfer Tax

\$1,720.00



9066

### REAL ESTATE TRANSFER TAX

07-Jun-2023



COUNTY:	107.50
ILLINOIS:	215.00
TOTAL:	322.50

16-07-116-015-1010

| 20230501619906 | 1-358-985-936

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Dated this 16<sup>th</sup> day of MAY, 2023.

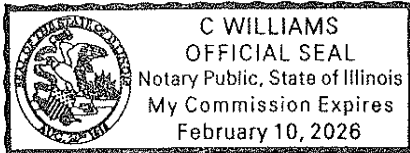
X Jeffrey A. Finn (Seal)  
Jeffrey A. Finn, as Co-Trustee of the  
Jeffrey A. Finn and Phyllis L. Russell  
Declaration of Trust dated June 26, 2018

X Phyllis L. Russell (Seal)  
Phyllis L. Russell, as Co-Trustee of the  
Jeffrey A. Finn and Phyllis L. Russell  
Declaration of Trust dated June 26, 2018

STATE OF ILLINOIS )  
 ) SS,  
COUNTY OF LAKE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jeffrey A. Finn and Phyllis L. Russell, as Co-Trustees of the Jeffrey A. Finn and Phyllis L. Russell Declaration of Trust dated June 26, 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 16 day of May, 2023.



C Williams  
Notary Public

THIS INSTRUMENT PREPARED BY  
Law Office of Judy L. DeAngelis  
767 Walton Lane  
Grayslake, IL 60030

MAIL TO:  
Valerie Maze  
204 N. Kenilworth Ave., Unit 2  
Oak Park, IL 60302

SEND SUBSEQUENT TAX BILLS TO:  
Valerie Maze  
204 N. Kenilworth Ave., Unit 2  
Oak Park, IL 60302

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## EXHIBIT "A"

UNIT 204-2 IN THE HISTORIC MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 11 (EXCEPT THE NORTH 100 FEET THEREOF AND THE EAST 203.6 FEET THEREOF) IN BLOCK 1 IN KETTLESTRING'S ADDITION TO HARLEM, A SUBDIVISION OF THE NORTHERLY PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25482980 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office