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Doc#. 2319340169 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 07/12/2023 01:40 PM Pg: 1 of 3

This instrument prepared by:

Donald W. Grabowski Donald Grabowski P.C. 6687 N. Northwest Highway Chicago, IL 60631-1304

Dec ID 20230601657863

ST/CO Stamp 2-050-440-912 ST Tax \$390.00 CO Tax \$195.00

Mail future tax bills to:

Suzanne Kim 100 Prairie Park Drive, Unit 302 Wheeling, IL 60090-2801

Mail this recorded instrument to:

Won Sun Kim, Esq. 5215 Old Orchard Road Suite 210 Skokie, IL 60077

TRUSTLE'S DEED

This Indenture, made this 27th day of JUNE, 2023, between

NICOLE D. NOWAK, not personally but as Trustee of the NICOLE D. NOWAK TRUST Dated April 13, 2011. Party of the first part,

and

SUZANNE KIM, Grantee, of 190 N. Milwaukee Ave., #503, Wheeling, IL 60090 (Grantee's address), party of the second part.

Witnesseth. That said party of the first part, in consideration of the sum of Ten Collars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in county of COOK, State of ILLINOIS, to wit:

> SEE ATTACHED "EXHIBIT A - LEGAL DESCRIPTION"

Permanent Index Number: 03-02-100-082-1571 and 03-02-100-082-1467

Property Address:

100 Prairie Park Drive, Unit 4-302 and Parking Space P-4-27, Wheeling, IL 60090-2801

together with the tenements and appurtenances thereunto belonging.

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Subject only 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 AND to terms and provisions of the Declaration of Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; and installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

To Have and To Hold the same unto said party of the second part, and to the proper use. benefit, and behold forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreements above mentioned.

In Witness Whereof, said on two of the first part has caused its name to be signed to these presents the day and year first above written.

NICOLE D. NOWAK TRUST DATED APRIL 13, 2011

not personally but as Trustee

STATE OF ILLINOIS) SS. COUNTY OF COOK

Clort's I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Nicole D. Nowak, not personally but as Trustee under a Trust Agreement dated April 13, 2011 and known as the Nicole D. Nowak Trust, personally known or identified to me to be the same person whose name is subscribed to the foregoing instrument as Frustee, appeared before me this day in person and acknowledged that she signed and delivered said instrument as her free and voluntary act for the uses and purposes set forth therein.

Given under my hand and notarial seal this 27th day of JUNE, 2023

OFFICIAL SEAL DWGRABOWS** JR NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 07/01/2026

Notary Public

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EXHIBIT A

Order No.: CH23010029

For APN/Parcel ID(s): 03-02-100-082-1571 and 03-02-100-082-1467 For Tax Map ID(s): 03-02-100-082-1571 and 03-02-100-082-1467

PARCEL 1.

UNIT NUMBER (S) 4-302 & P-4-27 IN PRAIRIE PARK AT WHEELING CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 1 IN PRAIRIE PARK AT WHEELING SUBDIVISION OF PARTS OF THE NORTH 1/2 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 03, 2005 AS DOCUMENT NUMBER 0506203148; TOGE THER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-4-27, A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0506203148.