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Doc#. 2325416010 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/11/2023 09:38 AM Pg: 1 of 3

TRUSTEE'S DEED

Dec ID 20230801603055
ST/CO Stamp 0-464-653-776 ST Tax \$327.00 CO Tax \$163.50

Prepared By:
Attorney Thomas J. Moran
5300 West Devon Ave.
Chicago, IL 60646

THIS AGREEMENT made this 18TH day of August, 2023, between
MATTHEW HARTIGAN as Trustee under the provisions of a Trust Agreement known
as THE RIA B. HARTIGAN TRUST DATED MARCH 12, 1993,
and any amendments thereto,
as GRANTOR, and

MILENA P. DURIC
7031 West Touhy Avenue, Unit 403
Niles, IL 60714
as GRANTEE.

WITNESSETH: The GRANTOR in consideration of the sum of TEN and 00/100 Dollars
and other good and valuable considerations, receipt whereof is hereby acknowledged,
and in pursuance of the power and authority vested in the Grantor as the Trustee of
said Trust and of every other power and authority the Grantor hereunto enabling, does
hereby convey and warrant unto the GRANTEE, in fee simple the following described
real estate situated in the Village of Niles, County of Cook and State of Illinois, to Wit:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF.

P.I.N. 10-31-100-010-1023.
Commonly known as 7031 West Touhy Avenue, Unit 403, Niles, IL 60714

together with the tenements, improvements, hereditaments and appurtenances
thereunto belonging or in any wise appertaining TO HAVE AND TO HOLD the
property forever.

FIRST AMERICAN TITLE
FILE # _____

AF 1034012

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


MATTHEW HARTIGAN
as Trustee as aforesaid


State of Illinois) 93
County of Cook)

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that MATTHEW HARTIGAN as Trustee of THE RIA B. HARTIGAN TRUST DATED 03-12-1993, 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 she signed, sealed and delivered said deed as her free and voluntary act and as such Trustee, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 18TH day of AUGUST, 2023.

VILLAGE OF NILES
REAL ESTATE TRANSFER TAX
8/25/23
7031 Touhy #403
29301 \$ 981.00


NOTARY PUBLIC

 JOHN E HORN
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
January 25, 2027

MAIL RECORDED DEED TO:

KER KAISER
502 W. PLUM GROVE
PALMATE, IL. 60067

MAIL TAX BILLS TO:

MILENA DURIC
7031 W. TOUHY, UNIT 403
NILES, IL. 60714

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Exhibit A Legal Description

Permanent Real Estate Index Number(s): 10-31-100-010-1023

Address(es) of Real Estate: 7031 W TOUHY AVE., UNIT 403,
NILES, ILLINOIS 60714

PARCEL 1:

UNIT 403^c IN THE 7031 RENAISSANCE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOT 1 IN PONTARELLI'S RENAISSANCE SUBDIVISION BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1996 AS DOCUMENT NUMBER 96983057, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF TOUHY AVENUE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY, 541.43 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 102.67 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 233.83 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 102.67 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 233.83 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED MARCH 18, 1997 AS DOCUMENT 97185485 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF INDOOR PARKING SPACES P33 INDOOR STORAGE SPACES S33 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 97185485.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO RENAISSANCE CONDOMINIUM MASTER ASSOCIATION RECORDED MARCH 18, 1997 AS DOCUMENT 97185484.

