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Doc#: 2327533269 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/02/2023 12:11 PM Pg: 1 of 4

TRUSTEE'S DEED GENERAL

PT 22-95154 1/1

Dec ID 20230901621204
ST/CO Stamp 1-584-508-368 ST Tax \$340.00 CO Tax \$170.00

THE GRANTOR, Kathleen Luito, not individually but as Trustee of the Phyllis Jacobellis Irrevocable Trust dated November 12, 2018, of 4760 Amber Circle, in the Village of Hoffman Estates, County of Cook, and the State of Illinois, for and in consideration of \$10.00 in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, conveys and quit claims to **THE GRANTEE**, Axiom Real Estate, LLC, an Illinois limited liability company, of 5957 N. NYVA Ave, Chicago, IL, in the County of COOK, and State of ILLINOIS, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" HERETO.

Permanent Index Numbers: 09-35-207-031-1048 and 09-35-207-031-1077

Address of Real Estate: 101 Summit Avenue, Unit 502, Park Ridge, IL 60068

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any; and applicable zoning laws, ordinances, and other governmental regulations.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

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Dated: 9/12/23

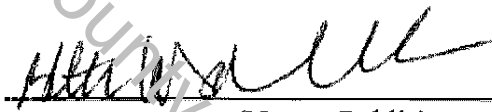


Kathleen Lurito, not individually but as
Trustee of the Phyllis Jacobellis Irrevocable
Trust dated November 12, 2018

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kathleen Lurito, not individually but as Trustee of the Phyllis Jacobellis Irrevocable Trust dated November 12, 2018, personally known to me to be the persons whose names are 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 12th day of September, 2023.



(Notary Public)

<p>This instrument was prepared by: Griffin Daleiden Daleiden Law, LLC 11 N. Northwest Hwy #125 Park Ridge, IL 60068</p>	<p>Send subsequent tax bills to: Axiom Real Estate LLC 5952 N. NINA AVE Chicago, IL 60631</p>	<p>Mail recorded document to: Axiom Real Estate LLC 5952 N. NINA AVE Chicago, IL 60631</p>
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EXHIBIT 'A' / LEGAL DESCRIPTION

Parcel 1:

Residential Unit 502 and Parking Unit G-2 in the Summit Condominium as delineated on plat of survey of the following described parcel of real estate:

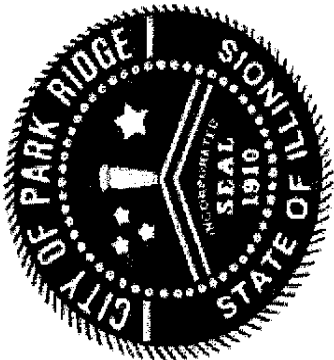
Lots 1 and 2 in the Summit, being a resubdivision of certain lots in certain blocks in the Northeast 1/4 of Section 35, Township 41 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded March 23, 1984 as document number 27017048 in Cook County, Illinois, which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as document 88116446, in Cook County, Illinois.

Parcel 2:

Easement appurtenant to and for the benefit of Parcel 1 made by and between American National Bank and Trust Company of Chicago, a national banking association, as Trustee under Trust Agreement dated April 1, 1992 and known as Trust Number 55030, Great American Federal Savings and Loan Association, and the City of Park Ridge, a municipal corporation of Illinois as set forth in the Declaration of Covenants, Restrictions and Easements dated September 7, 1983 and recorded December 20, 1983 as document 26902934 for parking, ingress and egress over and upon the following described land:

The Southeasterly 1/2 of that part of Euclid Avenue vacated by ordinance dated July 19, 1983 and recorded December 20, 1983, as document 269029233 which lies Northeasterly of the Southwesterly line of Lot 20 extended Northwesterly in Block 2 in Outhed's Subdivision of part of the Northeast 1/4 of Section 35, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois; which plat of survey is attached as Exhibit "D" to the Declaration of Condominium recorded March 23, 1988 in the Office of the Recorder of Deeds in Cook County, Illinois, as document number 88116446.

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CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

505 Butler PL, Park Ridge, Illinois 60068
p: (847) 318-5222 | transfers@p@parkridge.us | WWW.PARKRIDGE.US

Certificate # 23-000779

Pin(s)
09-35-207-031-1048

Address
101 SUMMIT AVE UNIT 502

*This certificate acts as a receipt that the above-mentioned party
has complied with City of Park Ridge Ordinance 2020-44*

Property Transfer Tax \$680.00
Date 09/11/2023

X *Christopher D. Lipman*

Christopher D. Lipman
Finance Director

Park's Office