

C.T.I./CY
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Doc#: 2330429359 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/31/2023 03:46 PM Pg: 1 of 3

Dec ID 20231001657505
ST/CO Stamp 1-942-996-944 ST Tax \$530.00 CO Tax \$265.00

After recording return to:

Yvonne L. DelPrincipe, Esq.
Law Offices of Prendergast &
DelPrincipe
3540 W. 95th St.
Evergreen Park, IL 60805

This space reserved for Recorder's use only.

TRUSTEE'S DEED

THIS INDENTURE DATED THE 9th DAY OF October, 2023 WITNESSETH, That the Grantor, Dorothy A. Steinman, Trustee of the Steinman Family Trust dated March 13, 2001 of the Village of LaGrange, County of Cook, State of Illinois for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, Conveys and Quit-claims unto Thomas ^FDonnellan and ^AAnn ~~Ann~~ Donnellan, husband and wife, as joint tenant, of 10457 S. Seeley Ave., Chicago, IL 60643, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: * Ann Marie

Legally described on Exhibit A attached hereto and made a part hereof

Property Address: 420 W. Burlington Ave., Unit 203, P-7 and P-25, LaGrange, IL 60525

Real Estate Tax Permanent Index No.: 18-04-121-037-1003
18-04-121-037-1032
18-04-121-037-1050

TO HAVE AND TO HOLD the said real estate with the appurtenances and for the uses and purposes herein set forth hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to: Covenants, conditions and restrictions of record, which do not materially interfere with Buyer's intended use of the Property as a single-family residence, and which do not provide for forfeiture or reversion in the event of a breach; public and utility easements; acts done or suffered through Buyer; and general real estate taxes not yet due and payable at the time of Closing.

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IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal the day and year first above written.

Dorothy A. Steinman
Dorothy A. Steinman, Trustee of the Steinman Family Trust dated March 13, 2001

Prepared by:

Terrence P. Faloon, Esq.
Faloon & Kenney, Ltd.
5 6th Avenue
La Grange, IL 60525

Send tax bills to:

Thomas Donnellan and Ann Donnellan
420 W. Burlington Ave., Unit 203
LaGrange, IL 60525

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

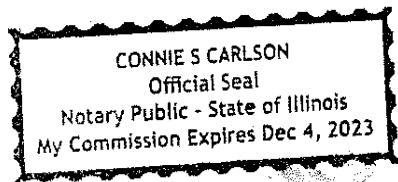
I, the undersigned, a Notary Public in and for said County, in the State aforesaid CERTIFY THAT Dorothy A. Steinman, Trustee of the Steinman Family Trust dated March 13, 2001 and known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged she signed, sealed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 9 day of October, 2023

Connie S. Carlson
Notary Public

My commission expires on

12-4-23



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EXHIBIT A

Legal Description

UNITS 420-203, P7 AND P25 IN SPRING AVENUE STATION CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART FALLING IN THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 21, 2001 AS DOCUMENT NUMBER 011096800; AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office