

# UNOFFICIAL COPY

## TRUSTEE'S DEED (ILLINOIS)

Doc#: 2331306050 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/09/2023 09:37 AM Pg: 1 of 2

Dec ID 20231001663778  
ST/CO Stamp 0-903-342-032 ST Tax \$90.00 CO Tax \$45.00

Chicago Title  
23650063108W5  
10/2

THE GRANTORS WILLIAM ERNST and ANETA TRYGAR as Trustees of the Ernst & Trygar Family Revocable Living Trust dated August 10, 2021, of 249 Willow St., Frankfort, IL 60423, 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 Grantors as trustees, convey to MARIA M. JIMENEZ, *a married woman*, all interest in the following described real estate commonly known as 10306 S. Ridgeland Ave., #305, Chicago Ridge, IL 60415, and legally known as:

UNIT 305 IN BUILDING 10306-10310 IN RIDGE STATION CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN HILLCREST APARTMENTS SUBDIVISION, BEING A SUBDIVISION LOCATED IN SECTION 18, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 22, 2000 AS DOCUMENT 00740778, IN COOK COUNTY, ILLINOIS TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME.

PERMANENT INDEX NO.: 24-18-201-027-1021

**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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 enabling, SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien

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claims, if any; easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.

Dated this 11 day of October, 2023.

*William Ernst*  
**WILLIAM ERNST as Trustee of the Ernst & Trygar Family  
 Revocable Living Trust dated August 10, 2021**

*Aneta Trygar*  
**ANETA TRYGAR as Trustees of the Ernst & Trygar Family  
 Revocable Living Trust dated August 10, 2021**

STATE OF ILLINOIS       )  
   ) SS,  
 COUNTY OF WILL         )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT William Ernst and Aneta Trygar, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 11 day of October, 2023.

*Patricia W. Rickman*  
 Notary Public



THIS INSTRUMENT PREPARED BY  
 William D. Lohrman  
 Castle Law  
 2 N. 129th Infantry Drive  
 Joliet, IL 60435

MAIL TO:  
 Law Office of Esperanza Valenzuela  
 6418 Ogden Ave., #1  
 Berwyn, IL 60402

*Nail To!*  
 SEND SUBSEQUENT TAX BILLS TO:  
 Maria M. Jimenez  
 10306 S. Ridgeland Ave., #305  
 Chicago Ridge, IL 60415