UNOFFICIAL COPY

TRUSTEE'S DEED (10%)

THE GRANTOR,
ERIC S. JOHNSON, AS
VICE PRESIDENT OF COVENANT
TRUST COMPANY AS TRUSTEE

OF THE JOAN E. ZETTERLUND REVOCABLE TRUST U/A/D NOVEMBER 8, 2017.

in and for consideration of TEN dollars and other good and valuable consideration in hand paid, conveys and warrants to: Doc#. 2401641141 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 01/16/2024 12:53 PM Pg: 1 of 3

Dec ID 20231101680690

ST/CO Stamp 1-219-936-208 ST Tax \$292.50 CO Tax \$146.25

City Stamp 2-074-116-048 City Tax: \$3,071.25

BRUCE G. VARVE(II), as Trustee of the BRUCE G VARVERIS TRUST DATED SEPTEMBER 29, 2022

SEPTEMBER 29, 2022 _____3940 w 1324M MeVIL #304 ____CHICAGO,IC ___60659

all interest in the following described real estate in the County of Cook and State of Illinois, to-wit:

PARCEL 1:

UNIT 304 IN CONSERVANCY AT NORTH PARK COMDOMINIUM III AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES: THAT PART OF THE EAST 833 FEET OF THE WEST 883 FEET OF THE NORTH 583 FEET OF THE SOUTH 633 FEET OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH PANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE LAND OF DICATED FOR PUBLIC ROADWAY BY DOCUMENT 26700736) DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ON THE MORTH LINE OF SAID TRACT A DISTANCE OF 415.45 FEET, THENCE SOUTH A DISTANCE OF 20.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ON THE LAST DESCRIBED LINE 89.0 FEET, THENCE EAST 78.0 FEET; THENCE SOUTH 10.0 FEET; THENCE EAST 48.0 FEET; THENCE NORTH 89.0 FEET, THENCE WEST 204.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95039646 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE 304 AND STORAGE SPACE 304, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 95039646. PARCEL 3: EASEMENTS FOR INGRESS AND EGRESS OVER COMMON AREAS AS SHOWN IN DECLARATION RECORDED OCTOBER 28, 1994.

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PERMANENT INDEX NUMBER: 13-02-300-008-1014

PROPERTY ADDRESS:

3940 W. BRYN MAWR AVE., UNIT 304

CHICAGO, ILLINOIS 60659

This conveyance is subject only to the following: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

TO HAVE AND TO HOLD FOREVER.

	OF, the grantor has caused its name to სოჩნ0, 2023.	be signed to these presents this
	PRESIDENT of the COVENANT TRUST COMPAPETERS OF TRUST DATED JUNE 24, 1998.	NY AS
	C	
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	C	
STATE OF ILLINOIS		
COUNTY OF COOK	SS	
COUNTY OF COOK		

I, the undersigned, a Notary Public in and for said county and the state aforesaid, DO HEREBY CERTIFY that ERIC S. JOHNSON, VICE PRESIDENT OF THE COVENANT TRUST COMPANY AS TRUSTEE OF JOLENE M. PETERSEN REVOCABLE TRUST DATED JUNE 24, 1998. 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 as such, he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seat this.

of November, 2023.

OFFICIAL SEAL DONALD M HODGKINSON NOTARY PUBLIC, STATE OF ILLINOIS

MY COMMISSION EXPIRES: 07/27/2026

NOTARY PUBLIC

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MAIL TO:

Bruce G. Varveris, Trustee 3940 W. Bryn Mawr, Unit 304 Chicago, Illinois 60659

MAIL TAX BILL TO:

Bruce G. Varveris, Trustee 3940 W. Bryn Mawr, Unit 304 Chicago, Illinois 60659

HIS DOCUMEN.

JONALD M. HODGKINS.

THE LAW OFFICES OF SWEL.

4848 N. DAMEN

CHICAGO, ILLINOIS 60625