

UNOFFICIAL COPY

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TRUSTEE'S DEED (IDP)

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:

BRUCE G. VARVERIS, as
Trustee of the **BRUCE G.
VARVERIS TRUST DATED
SEPTEMBER 29, 2022**

3940 W BRYN MAWR #304
CHICAGO, IL 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 CONDOMINIUM 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 RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ROADWAY BY DOCUMENT 26700736) DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ON THE NORTH 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 10.0 FEET, THENCE EAST 78.0 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.

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

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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

THIS DOCUMENT WAS PREPARED BY:

DONALD M. HODGKINSON, ESQ.
THE LAW OFFICES OF SWEDBERG & HODGKINSON
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CHICAGO, ILLINOIS 60625

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