

# UNOFFICIAL COPY

## TRUSTEE'S DEED ILLINOIS STATUTORY

Doc#: 2405433176 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/23/2024 11:23 AM Pg: 1 of 2

Dec ID 20240201626850  
ST/CO Stamp 1-046-581-808 ST Tax \$1,150.00 CO Tax \$575.00

THE GRANTOR, **ERIN C. MCNAUGHTON**, as Trustee of the **Erin C. McNaughton Revocable Trust** dated **August 14, 2017**, for and in consideration of **TEN & 00/100 DOLLARS**, and other good and valuable consideration in hand paid, **CONVEYS** and Warrants unto:

**NICHOLAS FLEMMING** and **ALYSSA FLEMMING**, husband and wife, of 618 Florence, Park Ridge, Illinois 60068, not as joint tenants but as **TENANTS BY THE ENTIRETY**, the following described Real Estate in the County of Cook and State of Illinois, to wit:

THE SOUTH 50 FEET OF LOT 3 IN BLOCK 14 IN FOREST HILLS COMMERCIAL AND PARK DISTRICT SUBDIVISION OF BLOCKS 5, 6, 7, 8, 17, 18, 19, 20, 29, 30, 31, 32, 41, 42, 43 AND 44 IN "FOREST HILLS OF WESTERN SPRINGS", A SUBDIVISION OF THE EAST 1/2 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF BLOCKS 12, 13, 14 AND 15 IN "THE HIGHLANDS" BEING A SUBDIVISION OF THE NORTHWEST 1/4 AND THE WEST 800 FEET OF THE NORTH 144 FLET OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 7, ALSO LOTS 1, 2, 3, 4 AND 5 (EXCEPT THAT PART THEREOF DEDICATED FOR STREET BY PLAT DOCUMENT 209880) IN BLOCK 12, IN "THE HIGHLANDS" AFORESAID ALL IN COOK COUNTY, ILLINOIS; ALSO FAIR ELMS AVENUE (NOW VACATED).

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of Closing; (b) covenants, conditions and restrictions of record; (c) building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**Permanent Real Estate Index Number:** 18-07-413-022-0000

**Address of Real Estate:** 5320 Central Avenue, Western Springs, Illinois 60558

Dated this 1 day of February 2024

Chicago Title  
2468A551522H4  
10F2

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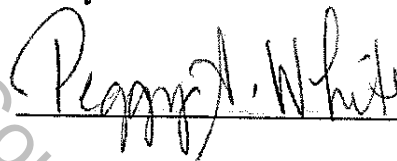
(SEAL)

**ERIN C. MCNAUGHTON, as Trustee of the Erin C. McNaughton Revocable Trust dated August 14, 2017**

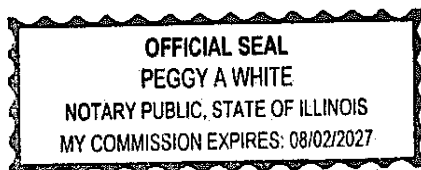
State of Illinois, County of Cook) ss:

I, a Notary Public in and for said County, in the State aforesaid, do hereby CERTIFY THAT ERIN C. MCNAUGHTON, as Trustee of the Erin C. McNaughton Revocable Trust dated August 14, 2017, 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 she signed, sealed and delivered the said instrument as her 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 14 day of February 2024



(Notary Public)

**Prepared By:**

Joseph R. Barbaro

Attorney at Law

9760 South Roberts Road, Suite 2A  
Palos Hills, Illinois 60465

**Mail To:**

Joseph A. LaZara  
Attorney at Law  
7246 W. Touhy Avenue  
Chicago, Illinois 60631

**Name & Address of Taxpayer:**

Nicholas Flemming & Alyssa Flemming  
5320 Central Avenue  
Western Springs, Illinois 60558