

UNOFFICIAL COPY

773623

TRUSTEE'S DEED



This indenture made this 25th day of MARCH 2024, between Joan R. Geary, as Trustee of the Joan R. Geary Trust Dated September 29, 2008, party of the first part, and Kathy Kalber Kinsella, as Trustee of the Kalber Bittersweet Trust dated the 21st day of March, 2024, and any amendments thereto, whose address is 302 Burr Ridge Club, Burr Ridge, Illinois 60527, party of the second part.

Doc# 2410820299 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 4/17/2024 3:31 PM
PAGE: 1 OF 4

Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in Cook DuPage County, Illinois, to wit:

~~LOT 1 (EXCEPT THE WEST 100 FEET THEREOF) AND ALL OF LOT 2 IN BLOCK 1 IN THE WOODLANDS HINSDALE, ILLINOIS BEING A SUBDIVISION OF THE SOUTH WEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPTING THEREFROM THE WEST 1312.4 FEET OF THE NORTH 718.2 FEET OF SAID SOUTHWEST QUARTER IN COOK COUNTY, ILLINOIS. See attached R~~

PROPERTY ADDRESS: 710 Bittersweet Lane, Hinsdale, Illinois 60521

PERMANENT TAX NUMBERS: 18-07-300-009-0000 and 18-07-300-071-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused his signature to be hereto affixed the day and year first above written.

DATED this 25th day of MARCH, 2024.

Joan R. Geary
Sole - Joan R. Geary, as Trustee of the
Joan R. Geary Trust Dated September 29, 2008

COOK COUNTY CLERK'S OFFICE
SEARCHED
SERIALIZED
INDEXED
FILED
APR 17 2024
SPRINGFIELD, ILLINOIS

UNOFFICIAL COPY

Trustee's Deed (continued)
Page 2

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joan R. Geary, as Trustee 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.

Given under my hand and official seal this 25th day of March, 2024.


NOTARY PUBLIC

Commission expires: 9/14, 2025



PREPARED BY:

Jean Lasics-Wessels
BOTTI LAW FIRM, P.C.
Drake Oak Brook Plaza
2215 York Road, Suite 304
Oak Brook, IL 60523
(630) 573-8585
Fax: (630) 228-0092
E-mail: jlw@botti-law.com

AFTER RECORDING, PLEASE MAIL TO:

Jennifer L. Barton
ROBBINS DIMONTE
180 North LaSalle Street, Suite 3300
Chicago, IL 60601
(312) 782-9000
Fax: (312) 782-6690
E-mail: jbarton@robbinsdimonte.com

SEND TAX BILLS TO:

Kathy Kalber Kinsella, as Trustee
of the Kalber Bittersweet Trust dated
the 21st day of March, 2024
710 Bittersweet Lane
Hinsdale, IL 60521

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Commitment for Title Insurance
2021 v.01.00 (07-01-2021)

File No.: 773623

EXHIBIT A

The Land is described as follows:

LOT 1 (EXCEPT THE WEST 100 FEET THEREOF) AND ALL OF LOT 2 IN BLOCK 1 IN THE WOODLANDS HINSDALE, ILLINOIS BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPTING THEREFROM THE WEST 1312.4 FEET OF THE NORTH 718.2 FEET OF SAID SOUTHWEST QUARTER IN COOK COUNTY, ILLINOIS.

18-07-300-009-0000 (A)

18-07-300-071-0000

Property of Cook County Clerk's Office

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

16-Apr-2024



COUNTY:	605.00
ILLINOIS:	1,210.00
TOTAL:	1,815.00

18-07-300-009-0000

| 20240401678134 | 0-993-853-744