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TRUSTEE'S DEED (ILLINOIS)

Doc#: 2411023045 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/19/2024 10:06 AM Pg: 1 of 3

Dec ID 20240401674104
ST/Co Stamp 0-674-775-344 ST Tax \$305.00 CO Tax \$152.50

PT 24-00499P 1/1

THE GRANTOR, Doreen Edelman Sostrin, Trustee of the Doreen Edelman Sostrin Revocable Trust dated January 2, 2002, 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 Grantor as trustee, convey to Charles Guarino, a single man of 9558 Gross Point Rd, Apt 206A, Skokie, IL 60076 all interest in the following described real estate commonly known as 9242 Gross Point Road, Unit 411, Skokie, IL 60077, and legally known as:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not due and payable at the time of closing.

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 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.

Permanent Real Estate Index Number(s): 10-16-204-033-1047

Address of Real Estate: 9242 Gross Point Road, Unit 411, Skokie, IL 60077

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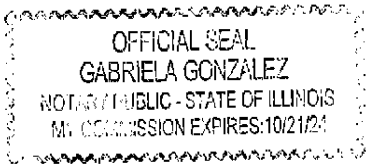
Dated this 11 day of April, 2024

Doreen Sostrin
Doreen Edelman Sostrin, Trustee of the Doreen Edelman
Sostrin Revocable Trust dated January 2, 2002

STATE OF ILLINOIS)
) SS,
COUNTY OF LAKE)

I, the undersigned, Gabriela Gonzalez Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Doreen Edelman Sostrin, Trustee of the Doreen Edelman Sostrin Revocable Trust dated January 2, 2002 personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered in the 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 11th day of April, 2024.



Gabriela Gonzalez
Notary Public

THIS INSTRUMENT PREPARED BY
Jason S Harris
Jason S. Harris, LLC
300 Saunders Road, Suite 100
Riverwoods, IL 60015

MAIL TO:
Charles Guarino
9242 Gross Point Road, Unit 411
Skokie, IL 60077

Grantees Address
SEND SUBSEQUENT TAX BILLS TO:
Charles Guarino
9242 Gross Point Road, Unit 411
Skokie, IL 60077

VILLAGE OF SKOKIE	
ECONOMIC DEVELOPMENT TAX	
PIN:	<u>10-16-204-033-1047</u>
ADDRESS:	<u>9242 Gross Pt 411</u>
	<u>\$915⁰⁰</u>
21604	<u>4/10/24 SC</u>

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1: Unit No. B-411 in 9242 Gross Point Towers, as delineated on the survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): That part of the Northeast 1/4 of Section 16, Township 41 North, Range 13 East of the Third Principal Meridian as follows: commencing at the Southeast corner of said Northeast 1/4; thence North on East line of said Section 9.91 chains to center of Gross Point Road ; thence South 43.5 degrees West on center of said Road 3.74 chains to a point being a place of beginning; thence North 26 degrees West 25.77 chains to a point in the South line of land owned by Philipp Welle, said point being 14.40 chains West of the East line of said Section 16; thence West along the South line of said Philipp Welle's land to the East line of the West 7 acres of the East 1/2 of the Northeast 1/4 of Section 16 aforesaid; thence South along said last mentioned line 6.26 chains; thence South 36 degrees East, 23.41 chains to center of Road; thence Northeasterly along center of Road to a point 4.06 chains Southwest of the intersection of the center of Gross Point Road and East line of said Section 16 and measured along the center line of said Gross Point Road; thence Northeast 21.12 feet to the point of beginning (except that part thereof lying West of the East line of Lamon Avenue extended North, also except that part lying Southeasterly of a line drawn at 90° to the Northeasterly line of said property at a point 279.20 feet Northwesterly from the most Easterly corner of said property, and except also that part lying Northwesterly of a line drawn from the Northeasterly line of said property at a point 554.20 feet Northwesterly from the most Easterly corner thereof, said line forming an interior angle of 82°16'33" with said Northeasterly line) all in Cook County, Illinois, excepting therefrom the following described property: That part of the Northeast 1/4 of Section 16, Township 41 North, Range 13, East of the Third Principal Meridian, described as follows: commencing at the Southeast corner of said Northeast 1/4; thence North on the East line of said Section 9.91 chains to the center of Gross Point Road; thence South 43.5 degrees West on the South line of the land owned by Philipp Welle at a point 14.40 chains West of the East line of said Section 16, for a distance of 554.20 feet; thence Southwest, along a line which forms with the last described course an angle of 97°43'20" from Southeast to Southwest, for a distance of 133.98 feet; thence Southeast along a line which forms, with the last described course an angle of 88°59'30" from Northeast to Southeast, 55.51 feet to the point of beginning; thence continuing on the last described course 94.15 feet; thence Northwesterly along a line forming an interior angle of 45°00' with the last described course, 7.07 feet; thence Northerly along a line forming an interior angle of 135°00' with the last described course, 18.15 feet; thence Southwesterly along a line forming an interior angle of 282°28' with the last described course, 53.31 feet; thence Northwesterly along a line forming an interior angle of 93°14'20" with the last described course, 44.04 feet to a line 45.00 feet Easterly of and parallel to the East line of Lamon Street extended North, thence Northerly along said line 43.00 feet Easterly 71.96 feet; thence Northeasterly along a line forming an interior angle of 110°57' with the last described course, 28.68 feet; thence Southeasterly at 90° to the last described course 27.00 feet; thence Northeasterly at 90° to the last described course 14.71 feet, to the point of beginning; Which said survey is attached as Exhibit "A" to a certain Declaration of Condominium Ownership made by the American National Bank and Trust Company of Chicago, as Trustee under a certain Trust Agreement dated November 20, 1972, and known as Trust No. 77875, and recorded November 7, 1975 in the Office of Recorder of Deeds of Cook County, as Document No. 23286211, together with an undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: Easement appurtenant to and for the benefit of Parcel 1 as set forth in declaration and grant of easement recorded as document 23284854 and amendments thereto and created by deed recorded November 12, 1975 as document 23290535, for ingress and egress, in Cook County, Illinois