

# UNOFFICIAL COPY

## TRUSTEE'S DEED

### Statutory Form

PTC24-21044 142

THE GRANTOR, JAMES J. BERTUCCI as Trustee of the JAMES J. BERTUCCI TRUST, Dated November 13, 2014, of Arlington Heights, County of Cook, State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) and other good and valuable consideration in hand paid.

Doc#: 2412402156 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/3/2024 12:42 PM Pg: 1 of 2

Dec ID 20240401689487

ST/Co Stamp 1-366-264-112 ST Tax \$365.00 CO Tax \$182.50

CONVEYS and WARRANTS to Kelly Walsh

& Daniel Walsh\*, as TENANTS BY THE ENTIRETY, of Cook County, Illinois,

\* wife and husband

The following described Real Estate located in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

### SUBJECT TO THE FOLLOWING:

General real estate taxes not due and payable at the time of closing; restrictions of record so long as they do not interfere with purchaser's use and enjoyment of the property.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as Tenants in Common but as ~~Joint Tenants~~ TENANTS BY THE ENTIRETY.

Parcel Identification Number: 03-29-349-033-1013, 03-29-349-033-1129  
Commonly Known as; 77 Evergreen Avenue, Unit 306, Arlington Heights, Illinois 60005

DATED THIS 29th DAY OF April, 2024.

[Signature]  
JAMES J. BERTUCCI, TRUSTEE

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, JAMES J. BERTUCCI, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered, the said instrument as their 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 official seal this 29th day of April, 2024.

OFFICIAL SEAL  
ELISA L. ADAMS SIDOR  
Notary Public - State of Illinois  
[Signature]  
Notary Public

PREPARED BY:  
MAIL TO:  
MAIL TAX BILLS TO:

ELISA L. ADAMS SIDOR, 411 EMERSON AVE. #110, PALATINE, IL 60067  
MAYERBOCK LAW 5791 N. ELSTON AVE. CHICAGO IL 60646  
DANIEL AND KELLY WALSH 77 EVERGREEN UNIT 306, ARLINGTON HEIGHTS, IL 60005

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## LEGAL DESCRIPTION

### EXHIBIT "A"

File No.: PTC24-21044

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

UNIT 306 AND GARAGE SPACE 35 IN THE RESIDENCES OF ARLINGTON TOWN SQUARE A CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES:

ALL OF LOTS 1, 5, 7 AND 8 TOGETHER WITH THAT PART OF LOT 2 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 2, BEING ALSO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 01 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 8.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 01 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 5.34 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST, 4.87 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 00 SECONDS WEST, 1.82 FEET THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST, 18.70 FEET; THENCE NORTH 00 DEGREES 01 MINUTE EAST 2.51 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 00 SECONDS WEST, 7.72 FEET, THENCE SOUTH 00 DEGREES 01 MINUTE 00 SECONDS WEST, 0.99 FEET, THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, 11.66 FEET, THENCE NORTH 00 DEGREES 01 MINUTE 00 SECONDS EAST, 0.99 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, 2.04 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 00 SECONDS WEST, 0.99 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, 9.22 FEET; THENCE NORTH 100 DEGREES 01 MINUTE 00 SECONDS EAST, 2.68 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, 5.41 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART LYING ABOVE ELEVATION 682.85 FEET USGS DATUM AND ALSO EXCEPTING THAT PART LYING BELOW ELEVATION 674.05 FEET USGS DATUM, ALL IN ARLINGTON TOWN SQUARE, BEING A RESUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON APRIL 9, 1998, AS DOCUMENT NO. 98281581 AND AS AMENDED AND RE-RECORDED ON APRIL 9, 1998 AS DOCUMENT 09205835 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 30, 1999 AS DOCUMENT NUMBER 09205834, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

NOTE: FOR INFORMATION PURPOSES:

Commonly known as 77 S. Evergreen Avenue, Unit 306, Arlington Heights, IL 60005

Parcel ID(s): 03-29-349-033-1013, 03-29-349-033-1129,

#### REAL ESTATE TRANSFER TAX

29-Apr-2024



COUNTY:	182.50
ILLINOIS:	365.00
TOTAL:	547.50

03-29-349-033-1129

| 20240401689487 | 1-366-264-112