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Doc# 2412422009 Fee \$88.00 ILRHSP FEE:s18.00 RPRF FEE:s18.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE
DATE: 5/3/2024 18:86 AM

PAGE: 1 OF 4

TRUSTEE'S DEED
ILLINOIS STATUTORY

774788

Citywide T.a. Corporation 111 W. Washington St, Ste. 1301 Chicago IL 60607.

THE GRANTOR, JOAN KPLNING, TRUSTEE OF THE KIENING FAMILY REVOCABLE LIVING TRUST DATED SEPTEMBY: 26, 2023, of 1650 Riverwood Dr., Unit 705, Melrose Park, IL 60160, for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to CHARLOTTE LANGHAM HODGE, a married woman, with a life estate to Grantee, JAMES HODGE, a married man, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL ONE. UNIT 705 AND P-64, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST INTHE COMMON ELEMENTS IN RESIDENCES OF THAT CHER WOODS CONDOMINIUM, ASDELINEATED AND DEFINED IN THE DECLARATION ALCORDED AS DOCUMENT NO. 0700515046, ASTAMENDED FROM TIME TO TIME, IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PURILIPIDIAN, IN COOK COUNTY, TILLINOIS.

PARCEL TWO: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO TARKING SPACE NO. P-54, A-LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID D'LC'LARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, LEINOIS. See a Hached P

PERMANENT INDEX NO.: 15-02-200-069-1055 and 15-02-200-069-1062

COMMONLY KNOWN AS: 1650 Riverwood Dr., Unit 705, Melrose Park, IL 60160

This deed is executed by the 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 TO: Terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs and general real estate taxes not due and payable at the time of Closing; 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.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SY PY SYL SCY INTEK

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Dated this this 19th day of April, 2024.

(SEAL)

JOAN KIENING, AS TRUSTEE

OF/THE KIENING FAMILY REVOCABLE LIVING TRUST

DATED SEPTEMBER 26, 2023

STATE OF ILLINOIS) SS COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JOAN KIENING, as Trustee, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared cofore 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 19th day of April, 2024

Notary Rublic)

Prepared by:

Law Office of Gabriel M. Caporale 7646 W. North Ave. Elmwood Park, IL 60707 OFFICIAL SEAL
CHAZA REZKO CAPORALE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/17/2026

Mail to:

Ferrentino, Donis & Associates ATTORNEYS AT LAW 8409 Cermak Road North Riverside, IL 60093

Name and Address of Taxpayer: JAMES M. HODGE 1650 Riverwood Drive Unit 705 Melrose Park, IL 60160 Certificate of Compliance
TRANSFER STAMP 105
Ordinance No. 687 4 705
ORIGINAL PROPERTY OF Property

Adult S of Property

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

File No.: 774788

EXHIBIT A

The Land is described as follows:

PARCEL ONE:

UNIT 705 AND P-64, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RESIDENCES OF THATCHER WOODS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0700515046, AS AMENDED FROM TIME TO TIME, IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOP COUNTY, ILLINOIS.

RCEL TWO:

(CLUSIVE USE FOR PARKING PLAN
LEMENT, AS SET FORTH AND DEFINEL
HERETO, IN COOK COUNTY, ILLINO'S

15.02.200.069.1055

15.02.200.069.1062 ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED

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.

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REAL ESTATE TRANSFER TAX

01-May-2024





COUNTY: 125.00 **ILLINOIS:** 250.00

TOTAL: 375.00

15-02-200-069-1055

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