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Doc# 2412425012 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 5/3/2024 10:35 AM

PAGE: 1 OF 4

773554 103

TRUSTEE'S DEED
ILLINOIS STATUTORY

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

THE GRANTOR, Tammie A. Conley, as Trustee of the Tammie A. Conley Family Trust dated April 29, 2014, of 310 Lathrop Avenue, Unit 603, Forest Park, IL 60130, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to NOLAN GONZALEZ, an unmarried man AND WILLIE GONZALEZ, an unmarried man, as Joint Tenants all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

~~UNIT NO. 310-603 AND PARKING SPACE NO. 439, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE FOREST PLACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0021302647, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. See attached @~~

15-12-429-062-1004 &

PERMANENT INDEX NO.: 15-12-429-062-1051

COMMONLY KNOWN AS: 310 Lathrop Avenue, Unit 603, Forest Park, IL 60130

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.

Dated this this 11th day of April, 2024.

(SEAL)

Tammie A. Conley, as Trustee of the
Tammie A. Conley Family Trust dated April 29, 2014

SS
PL
SS
SC
INTJ

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

File No.: 773554

EXHIBIT A

The Land is described as follows:

UNIT NO. 310-603 AND PARKING SPACE NO. P-39, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE FOREST PLACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0021302647, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

15.12.429.062.1004

A

15.12.429.062.1051

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.

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REAL ESTATE TRANSFER TAX

01-May-2024



COUNTY:	38.00
ILLINOIS:	76.00
TOTAL:	114.00

15-12-429-062-1004

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