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TRUSTEE'S DEED

Doc#: 2414214105 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/21/2024 9:32 AM Pg: 1 of 2

Dec ID 20240401686601

ST/Co Stamp 1-707-895-088 ST Tax \$120.00 CO Tax \$60.00

THIS INDENTURE, made between **KIM ANAST**, as successor trustee of the **MAMIE GLORIOSO LIVING TRUST**, dated May 11, 2012 ("Trustee") of 2927 N 76th Court, County of Cook, State of Illinois, and **ANGELA CLAVELLI**, divorced and not since remarried ("Grantee") individually, whose address is: 6129 Byron Street, Rosemont, Illinois

(Reserved for Recordors Use Only)

WITNESSETH, that the Trustee, in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto the Grantee, the following described real estate, situated in the Village of River Grove, County of Cook to wit:

(See Next Page for Legal Description)

TO HAVE AND TO HOLD the same unto the Grantee(s) as aforesaid forever and to the proper use, benefit and behoof of the Grantees forever.

SUBJECT TO: General taxes for 2023 2d and subsequent years and 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 acts done or suffered by Grantees.

Permanent Index Number (PIN): 12-26-413-072-1012

Address of Real Estate: 2521 Thatcher Ave., Unit 2D, River Grove, IL 60171

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 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) or record in said county affecting the real estate or any part thereof given to secure the payment of money and remaining unreleased as the date of delivery hereof.

IN WITNESS WHEREOF, the grantor, as Trustee as aforesaid, has hereunto set her hand and seal the day and year first below written.

DATED this 29 day of April 2024

Kim Anast

(SEAL)

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

KIM ANAST

as trustee as aforesaid

C.T.I./W
240NB863030 AK
1081

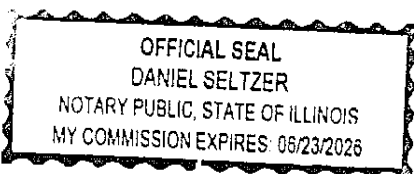
VILLAGE OF RIVER GROVE
Property Inspection

NO 4916

AL 4/25/24
Approved

State of Illinois, County of Cook

ss. I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that Kim Anast personally known to be to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said

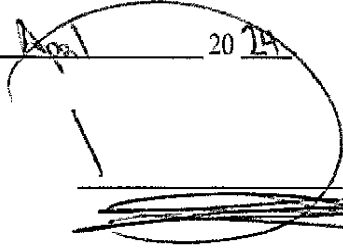


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instrument as her free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15 day of April 2024

Commission expires 13 June 2026



This instrument was prepared by Daniel Seltzer, Attorney at Law, 2710 Euclid Ave., Berwyn, IL 60402

LEGAL DESCRIPTION

of premises commonly known as

2521 Thatcher Ave., Unit 2D, River Grove, IL 60171

UNIT 2521-2D TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THATCHER WOODS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION FILED AS DOCUMENT NUMBER LR3126229, IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 12-26-413-072-1012

TAX BILLS &
MAIL TO:

MICHAEL A. MACIETEWski, LTD
970 N. DALLAWN AVENUE #204
ELMHURST, ILLINOIS 60126

SEND SUBSEQUENT TAX BILLS TO:

Mail to:

Property of Cook County Clerk's Office