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Doc#: 2419114071 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 7/9/2024 9:58 AM Pg: 1 of 3

TRUSTEES DEED

MAIL RECORDED DEED TO:

Hawbecker & Garver, LLC
26 Blaine Street,
Hinsdale, IL 60521

Dec ID 20240401686154
ST/Co Stamp 1-218-786-096 ST Tax \$190.00 CO Tax \$95.00

MAIL TAX BILL TO:

Sharon Thomas
424 S. Austin Blvd., Unit G-N
Oak Park, IL 60304

(Reserved for Recorders Use Only)

THE GRANTOR(S), **Brian Newell**, as **Trustee of the Brian Newell Revocable Trust**, dated **October 17, 2005**, of **424 S. Austin Blvd., Unit G-N, Oak Park, IL 60304**, for and in consideration of **TEN AND 00/100THS (\$10.00) DOLLARS** and other good and valuable consideration in hand paid, and pursuant to the power and authority vested in the Grantor(s) as Trustee, **CONVEY(S) AND QUIT CLAIM(S)** to **Sharon Thomas**, an **unmarried person**, of **5433 W Iowa St., Chicago, IL 60651**, to have and to hold in fee simple, all interest in the following described real estate, situated in **Cook County, State of Illinois**, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): **16-17-131-025-1001**
Property Address: **424 S. Austin Blvd., Unit G-N, Oak Park, IL 60304**

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

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.



GT-246ND17391SDRM 1/2 ECA

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EXHIBIT "A"

Order No.: 24GND739150RM

Property Address: 424 S Austin Blvd GN, Oak Park, IL 60304-1780

For APN/Parcel ID(s): 16-17-131-025-1001

UNIT G-N IN COLUMBUS COURT CONDOMINIUM. AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 23 FEET OF LOT 6 AND NORTH 23 FEET OF LOT 7 IN BLOCK 2 IN H.W. AUSTIN'S SUBDIVISION OF BLOCKS 2 AND 3 OF JAMES B. HOBBS SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 94960154, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Proprietary
Cook County Clerk's Office