### **UNOFFICIAL COPY**

Doc#. 2419114071 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE

Date 7/9/2024 9:58 AM Pg: 1 of 3

Dec ID 20240401686154

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

TRUSTEES DEED

MAIL RECORDED DEED TO:

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

MAIL TAX EILL TO:

Sharon Thomas 424 S. Austin Elv/J.. Unit G-N Oak Park, IL 603(14) (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 00/100 (AS (\$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 lowa 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, Our 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.



CT-246ND1391 (DRM 1/2 ECA

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Dated this $1^{\frac{1}{1}}$ day of	7UNE	, 2024.	
	J		
- W			
Brian Newell, as Trustee of Newell Revocable Trust, de 2005			
STATE OF 1L	) ) SS.		
COUNTY OF 100K	)		
I, the undersigned, a Notary F certify that Brian Newell, as	Trustee of the Br	ian Newell Revocable Tru	ıst, dated October
17, 2005, personally know it the foregoing instrument, app	eared before me t	his day in person, and acki	nowledged that
he/she/they signed, sealed ar	nd delivered the sa	aid instrument, as his/her/th	neir free and voluntar
act for the uses and purposes	s set forth therein.		
Given under my hand and no	tarial seal, (r is _/.	day of JUNE	, 2024.
En Ce			
Notary Public		EWA GASITAICA OFFICIAL SEAL ry Public, State of Illinois Commission Expires	
PREPARED BY:		December 04, 2020	
James Vachachira		2/2	
Attorney at Law 834 E. Rand Rd., Suite 3			
Mt. Prospect, IL 60056			
			150
			Office

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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. HOBB'S 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 94950154, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.