

# UNOFFICIAL COPY

(1)

AKA 034057PK

## TRUSTEE'S DEED

Doc#: 2425720176 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 9/13/2024 10:56 AM Pg: 1 of 3

Dec ID 20240901697648

ST/Co Stamp 1-836-077-232 ST Tax \$198.00 CO Tax \$98.00

### MAIL TO:

Joseph A. LaZara & Associates P.C.  
7246 W. Touhy Ave.  
Chicago, IL 60631

### NAME & ADDRESS OF TAXPAYER

Mary L. Patsilivas  
300 Thames Parkway  
Unit 3G  
Park Ridge, IL 60068

The Grantors, **CARMEN A. CALABRESE and JANE CALABRESE**, Successor Trustees of the Carmen Calabrese Discretionary Trust created under the Frank C. Calabrese Annuity Trust for Carmen dated January 1, 1998, of 532 Bell Dr., Des Plaines, IL 60016, for and in consideration of Ten Dollars and 00/00 cents (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors as said Trustees of the aforementioned trust, and of every other power and authority the Grantors possess, does hereby convey and quit claim unto the Grantee, **MARY L. PATSILIVAS**, the following described real estate situated in the County of Cook, State of Illinois to wit: \*Mary Louise Patsilivas as Trustee of the Mary L. Patsilivas Living Trust dated May 15, 2023

UNIT NUMBER 6-3-G AND GARAGE UNIT NUMBER 6-Z-28, IN BRISTOL COURT CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREIN REFERRED TO AS "PARCEL"):

#### PARCEL 1:

ALL OF LOT "A" IN SELLEGREN S BRISTOL COURT, BEING A SUBDIVISION OF PARTS OF LOTS 8 AND 10, IN THE OWNERS PARTITION OF LOTS 30, 31, 32, AND 33 IN THE COUNTY CLERK S DIVISION OF THE NORTHWEST 1/4 OF SECTION 34 TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 18, 1966, AS DOCUMENT NUMBER 16852990, IN COOK COUNTY, ILLINOIS.

#### ALSO

PARCEL 2: ALL OF FIRST ADDITION TO SELLEGREN S BRISTOL COURT BEING A SUBDIVISION OF LOT 5 (INCLUDING THAT PART THEREOF FALLING IN LOT 1 OF DE CANINI RESUBDIVISION AS RECORDED ON NOVEMBER 7, 1963 AS DOCUMENT NUMBER 18964943) AND LOT 7, EXCEPT THE WEST 327.60 FEET THEREOF, IN OWNER S PARTITION OF LOTS 30, 31, 32, AND 33 OF COUNTY CLERK S DIVISION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22699774, AND AS AMENDED BY DOCUMENT NUMBER 24 394 152, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 09-34-102-045-1183 and 09-34-102-045-1626

Property Address: 300 THAMES PARKWAY, UNIT 6-3-G & GARAGE UNIT 6-Z-28, PARK RIDGE, IL 60068

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Subject only to the following, if any: 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; general real estate taxes not due and payable at the time of Closing; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

# UNOFFICIAL COPY

Dated this 5 day of September, 2024.

Carmen A. Calabrese (Seal)  
**CARMEN A. CALABRESE, Trustee**

Jane Calabrese (Seal)  
**JANE CALABRESE, Trustee**

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

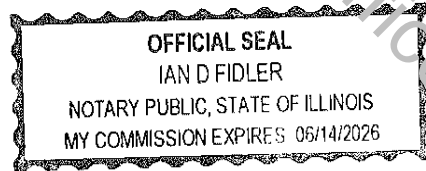
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **CARMEN A. CALABRESE and JANE CALABRESE, Successor Trustee of the Carmen Calabrese Discretionary Trust created under the Frank C. Calabrese Annuity Trust for Carmen dated January 1, 1998**, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their 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 5 day of September, 2024.

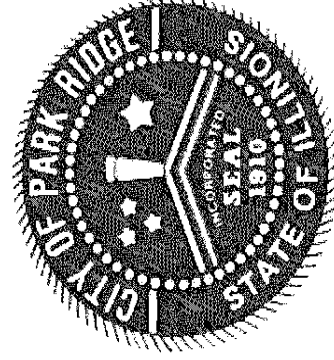
I D F  
NOTARY PUBLIC

This instrument was prepared by :

Ian D. Fidler  
IDF Law LLC  
8501 W. Higgins, Suite 440  
Chicago, Illinois 60631



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# CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

505 Butler Pl, Park Ridge, Illinois 60068  
p: (847) 318-5222 | [transferstamp@parkridge.us](mailto:transferstamp@parkridge.us) | [WWW.PARKRIDGE.US](http://WWW.PARKRIDGE.US)

Certificate # 24-000761

Pin(s)

09-34-102-045-1183  
09-34-102-045-1626

Address

300 THAMES PKWY UNIT 3G

*This certificate acts as a receipt that the above-mentioned party  
has complied with City of Park Ridge Ordinance 2020-44*

Property Transfer Tax

\$392.00

Date

09/06/2024

X *Christopher D. Lipman*

Christopher D. Lipman  
Finance Director