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THIS DEED PREPARED BY

JAMES M. KISS, LTD., P.C.
Attorneys at Law
96 Kennedy Memorial Drive
Carpentersville, IL 60110
847/428-5477
FILE # 081REPS-11



Doc#: 0815834090 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/08/2008 12:59 PM Pg: 1 of 2

ADDRESS OF PROPERTY:
938 Jefferson, Unit C, Elgin IL 60120
**GRANTEES ADDRESS and
MAIL TAX BILLS TO:**
U-SELL WE BUY ENTERPRISES, INC.
96 Kennedy Memorial Drive,
Carpentersville IL 60110

TRUSTEE'S DEED

THE GRANTOR, RITA W. MASON, as Trustee of a Trust Agreement dated November 07, 1990, having trust powers, whose address is 21150 Foxtail Drive Mokena IL 60498, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, does hereby CONVEY and QUIT CLAIM to U-SELL WE BUY ENTERPRISES INC., an Illinois Corporation, of 96 Kennedy Memorial Drive, in the Village of Carpentersville (60110), County of Kane, and State of Illinois, as Grantee(s), the following described real estate, said premises, situated in the County of Kane and State of Illinois, to wit:

UNIT 938-C LOCATED AT 936 JEFFERSON AVENUE, ELGIN, IL. 60120, TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF 938-CG; 938-CP AND 938-CS.
AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF WAVERLY COMMONS CONDOMINIUMS, BEING PART OF LOTS 1 AND 2 OF AMENDED PLAT OF HIGHFIELD PLACE, AS PER DOCUMENT NO. 25723114 RECORDED JANUARY 2, 1981, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 7, TO WNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 25, 1986 AS DOCUMENT 86114413 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS OF COOK COUNTY, ILLINOIS.
PIN: 06-07-313-045-1015 CKA: 938 Jefferson, Unit C, Elgin IL 60120

together with the hereditaments and appurtenances thereto belonging, and subject to any and all easements, covenants and restrictions of record and all unpaid real estate taxes and all unpaid special assessments now, or hereafter to be made, a charge against said premises.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Grantor by the terms of said deed or deeds in trust delivered to said Grantor in pursuance of the above-mentioned Trust Agreement:

Rita W. Mason
RITA W. MASON, as Trustee and

Mail to:
HERITAGE TITLE COMPANY
4405 Three Oaks Road
Crystal Lake, IL 60014



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UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public, in and for said County and State aforesaid, do certify that RITA W. MASON, as Trustee who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 27th day of May, 2008.

Nancy A. Leenerman (SEAL)
NOTARY PUBLIC

PREPARED BY
~~PLEASE RETURN TO:~~
James P. Leahy
Attorney at Law
1275 Davis Road
Elgin IL 60123

"OFFICIAL SEAL"
Nancy A. Leenerman
Notary Public, State of Illinois
Cook County
My Commission Expires October 11, 2011

RETURN TO:
JAMES M. KISS
96 KENNEDY MEMORIAL
CARPENTERSVILLE, IL
60110

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
REVENUE STAMP
JUN - 2.08

REAL ESTATE
TRANSFER TAX
0006750
FP 103042
2092400000

REAL ESTATE
TRANSFER TAX
0013500
FP 103037

STATE OF ILLINOIS
STATE TAX
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
JUN - 2.08
0000030340