

UNOFFICIAL COPY

TRUSTEE'S DEED (ILLINOIS)

TENANCY BY THE ENTIRETY

2010.01942 102

THIS INDENTURE, made this 27th day of April, 2010, between Nancy Wilcox Mello, as successor trustee(s) under The Susan M. Cunningham Trust dated the 30th day of August, 2005, grantor(s), and

James M. Larivee and Dianne Larivee
husband and wife
10765 Clocktower Drive #301
Countryside IL 60525



Doc#: 1013349032 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/13/2010 03:07 PM Pg: 1 of 2

(NAME AND ADDRESS OF GRANTEE)

grantee(s), WITNESSETH, That grantor(s), in consideration of the sum of Ten (\$10.00) Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantor(s) as said trustee(s) and of every other power and authority the grantor(s) hereunto enabling, do(es) hereby convey and quitclaim unto the grantee(s), in fee simple, the following described real estate, situated in the County of COOK and State of Illinois, not as TENANTS IN COMMON, and not as JOINT TENANTS but as TENANTS BY THE ENTIRETY, to wit:

See Legal Description Attached
Permanent Index No: 18-17-313-050-0000
Property Address: 117 Edgebrook Court #117, Indian Head Park, IL 60525

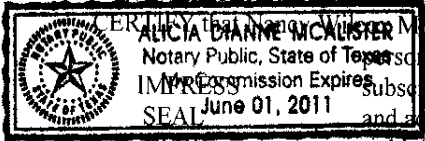
together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises not as TENANTS IN COMMON and not as JOINT TENANTS but as TENANTS BY THE ENTIRETY forever.

IN WITNESS WHEREOF, the grantor(s), as trustee(s) as aforesaid, _____ hereunto set _____ hand _____ and seal _____ the day and year first above written.

X Nancy Wilcox Mello (SEAL)
NANCY WILCOX MELLO, as successor trustee as aforesaid

State of Illinois, County of _____ ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY



CERTIFY that Nancy Wilcox Mello
Notary Public, State of Illinois, personally known to me to be the same person(s) whose name(s) is/are
IMPERSONS subscribed to the foregoing instrument, appeared before me this day in person,
SEAL and acknowledged that he/she/they signed, sealed and delivered the said
HERE as his/her/their free and voluntary act as such trustee(s), for the uses
and purposes therein set forth.

Given under my hand and official seal, this X 27th day of April 2010

Commission expires X June 01 2010 X [Signature]

NOTARY PUBLIC

This instrument was prepared by Thomas J. Anselmo, 1807 W. Diehl Road, #333, Naperville, IL 60563-1890

MAIL TO:
Alan T. Launspach
Law Office of Alan T Launspach
905 W. Hillgrove Ave., Suite 7
LaGrange, IL 60525

SEND SUBSEQUENT TAX BILLS TO:
James M. Larivee and Dianne Larivee
117 Edgebrook Court #117
Indian Head Park, IL 60525

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PREMIER TITLE

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PARCEL 1:

UNIT 20-117

THAT PART OF LOT 20 IN ASHBROOK SUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 96159610, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 20 AND RUNNING THENCE NORTH 02 DEGREES 53 MINUTES 58 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT, 78.69 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 02 DEGREES 53 MINUTES 58 SECONDS WEST, ALONG SAID EAST LINE, 28.19 FEET; THENCE SOUTH 87 DEGREES 06 MINUTES 02 SECONDS WEST, 94.05 FEET; THENCE SOUTH 53 DEGREES 15 MINUTES 36 SECONDS WEST, 25.00 FEET, TO A POINT ON CURVE ON THE WEST LINE OF SAID LOT 20, SAID LINE BEING THE EAST LINE OF EDGEBROOK COURT; THENCE SOUTHERLY ALONG SAID WEST LINE ON A CURVE WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 40.00 FEET, 15.56 FEET, ARC, (CHORD BEARING SOUTH 25 DEGREES 35 MINUTES 44 SECONDS EAST, 15.46 FEET, CHORD); THENCE NORTH 87 DEGREES 06 MINUTES 52 SECONDS EAST, 108.85 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS AND EASEMENTS DATED MARCH 1, 1996 AND RECORDED MARCH 1, 1996 AS DOCUMENT 96159611 AND CREATED BY DEED FROM DONVEN HOMES, INC., A CORPORATION OF ILLINOIS, TO VIRGINIA E. RICHARDSON DATED OCTOBER 1, 1997 AND RECORDED OCTOBER 24, 1997 AS DOCUMENT 97796291 FOR INGRESS AND EGRESS.

