

# UNOFFICIAL COPY



## TRUSTEE'S DEED

Doc#: 1335435115 Fee: \$40.00  
RHSP Fee: \$9.00 RPPF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/20/2013 11:24 AM Pg: 1 of 2

Above Space for Recorder's Use Only

**THIS INDENTURE**, made this 3<sup>rd</sup> day of December, 2013, by Jillian C. Tutt, as Successor Trustee under the provisions of the Susan E. Tutt-Parsons Declaration of Trust dated May 20, 2005 hereinafter referred to as Grantor, and Jeffrey L. Payne and Claudia S. Payne, husband and wife of 405 Madison, of the of La Grange, County of Cook, State of IL, hereinafter referred to as Grantees:

**WHEREAS**, Grantor is the duly acting Trustee of the Susan E. Tutt-Parsons Declaration of Trust dated May 20, 2005, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

**NOW, THEREFORE**, the Grantor, not individually but as such Trustee, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantees, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to:

Jeffrey L. Payne and Claudia S. Payne, husband and wife, not as joint tenants or tenants in common but as **TENANTS BY THE ENTIRETY**, of 405 Madison, La Grange, IL 60525,

pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as 2424 Prescott Lane, Westchester, IL 60154 , legally described as:

THAT PART OF LOT 10 IN PRESCOTT SQUARE, BEING A SUBDIVISION OF THE NORTH 1/2 OF THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, LYING EAST OF THE WEST 15 ACRES OF THE SOUTH 1/2 OF SAID NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 1, 1989, AS DOCUMENT NO. 89519321 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 0 DEGREES 29 MINUTES 29 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 10 A DISTANCE OF 160.77 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES 29 MINUTES 29 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 10 A DISTANCE OF 102.54 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE NORTH 89 DEGREES 35 MINUTES 50 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 10 A DISTANCE OF 9.21 FEET TO A POINT OF CURVATURE ON THE NORTH LINE OF SAID LOT 10; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE, BEING THE NORTHERLY LINE OF SAID LOT 10, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 112.19 FEET, HAVING A CHORD BEARING OF SOUTH 48 DEGREES 43 MINUTES 12 SECONDS EAST

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PNTN  
70 W MADISON STE 1600  
CHICAGO IL 60602

COOK COUNTY RECORDER OF DEEDS  
12/20/2013 11:24 AM

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FOR A DISTANCE OF 163.23 FEET; THENCE SOUTH 88 DEGREES 02 MINUTES 47 SECONDS WEST, 122.29 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Grantees shall have and hold said premises not as joint tenants or tenants in common but as **TENANTS BY ENTIRETY** forever.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2013 and subsequent years.

Permanent Index Number: 15-30-203-028-0000

Address of Real Estate: 2424 Prescott Lane, Westchester, IL 60154

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustee, in and to the premises.

IN WITNESS WHEREOF, Grantor, not individually, but as Trustee aforesaid, has hereunto set her hand and seal the day and year first above written.

\_\_\_\_\_  
Jillian C. Tutt, as Trustee under the provisions of the Susan E. Tutt-Parsons Declaration of Trust dated May 20, 2005

STATE OF ILLINOIS )  
  ) ss  
COUNTY OF DuPage   )

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jillian C. Tutt, as Successor Trustee under the provisions of the Susan E. Tutt-Parsons Declaration of Trust dated May 20, 2005 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 such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 3<sup>rd</sup> day of Dec, 2013

Commission expires \_\_\_\_\_



\_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by: Charles M. Jardine, Attorney at Law, 15 Spinning Wheel Road, Suite 225, Hinsdale, IL 60521

**MAIL TO:**  
  
James Flynn  
15 Salt Creek Lane, #200  
Hinsdale, IL 60521

**SEND SUBSEQUENT TAX BILLS TO:**  
  
Jeffrey L. Payne and Claudia S. Payne  
2424 Prescott Lane  
Westchester, IL 60154

**TRANSFER STAMP**  
**Certification of Compliance**  
*Village of Westchester, Illinois*  
MAF     12-2-13

REAL ESTATE TRANSFER	12/04/2013
	COOK \$175.50
	ILLINOIS: \$351.00
	<b>TOTAL: \$526.50</b>
15-30-203-028-0000   20131101606906   459Y60	