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TRUSTEE'S DEED (ILLINOIS)



Doc#: 1528255230 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/09/2015 03:02 PM Pg: 1 of 3

2/28 10
BWS
25727

THE GRANTOR Bruce Benson, as trustee of the The Bruce Benson Living Trust, ~~as to an undivided 1/2 interest,~~
and the Barbara Benson Living Trust, ~~as to an undivided 1/4 interest,~~ for and in consideration of TEN AND 00/100
DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee,
convey to James Chadd and Jody Lenne ~~Joint Tenants,~~ at 215 N. Grove, Unit A, Oak Park, IL 60302 all interest
in the following described real estate commonly known as 136 Warkworth Lane, Inverness, IL 60067, and legally
known as: *HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, NOT AS JOINT TENANTS OR AS
TENANTS IN COMMON*

LEGAL DESCRIPTION ATTACHED

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any,
provided they 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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of
Illinois.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the
power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions
of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

Permanent Real Estate Index Number(s): 02-16-309-018-1027

Property Address: 136 Warkworth Lane, Inverness, IL 60067

Dated this 30th day of September, 2015.

Bruce Benson, as Trustee of the Bruce Benson Living
Trust and the Barbara Benson Living Trust

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

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STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Bruce Benson, as Trustee of The Bruce Benson Living Trust and The Barbara Benson Living Trust, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in 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 30th day of September, 2015.



Joseph F. Delaney

 Notary Public

THIS INSTRUMENT PREPARED BY
 Drost Kivlahan McMahon & O'Connor LLC
 11 South Dunton Ave
 Arlington Heights, IL 60005

MAIL TO:
 Law Office of Michael Samuels
 720 Osterman Ave.
 Deerfield, IL 60015

SEND SUBSEQUENT TAX BILLS TO:
 James Chadd and Jody Lehner
 136 Warkworth Lane
 Inverness, IL 60067

REAL ESTATE TRANSFER TAX		07-Oct-2015
COUNTY:		245.00
ILLINOIS:		470.00
TOTAL:		705.00

02-16-309-018-1027 | 20150901629198 | 1-027-952-512

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LEGAL DESCRIPTION:

PARCEL 1: UNIT 80 IN INVERNESSON THE PONDS TOWNHOME CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS AND OUTLOTS IN INVERNESSON THE PONDS UNIT TWO SUBDIVISION OF PART OF LOT 11 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 AND PART OF OUTLOT 1 IN LOCH LOMOND GREENS UNIT ONE SUBDIVISION OF PARTS OF LOTS 11 AND 14 IN SAID SCHOOL TRUSTEES' SUBDIVISION AFORESAID;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 86063691 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER PRIVATE STREETS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 86063691 AND AS CREATED BY DEED RECORDED AS DOCUMENT 872312229.

NOTE FOR INFORMATIONAL PURPOSES ONLY:

Commonly known as: 136 Warkworth Lane, Inverness, IL 60067

Property of Cook County Clerk's Office