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TRUSTEE'S DEED Statutory (Illinois)

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PCT 01

(11-6)
GIT

Doc#: 1532247067 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/18/2015 10:02 AM Pg: 1 of 4

(ABOVE SPACE FOR RECORDER'S USE ONLY)

THE GRANTOR, Peter Creig Toalson and Nicole Marie Toalson, not personally but as Co-Trustees of the Revocable Living Trust of Peter Creig Toalson, dated September 10, 2014, of 2120 N Kimball, Chicago, Illinois, created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to the **GRANTEE**, Chicago Title Land Trust Company, not individually but as Trustee under that certain Land Trust Agreement dated September 3, 2015 and known as Land Trust Number 8002369125, the following described Real Estate.

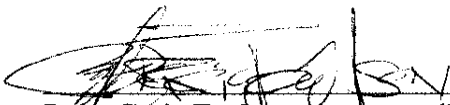
WITNESS: The Grantor, for value received, and in pursuance of the power and authority vested in the Grantor as said Trustee, and of every other power and authority the Grantor hereunto enabling, does hereby grant, sell, remise, and convey unto the Grantee, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

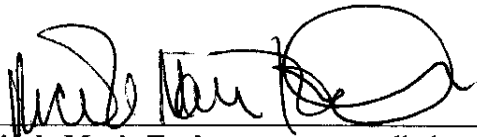
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A


Permanent Index Number(s): 16-11-414-005-0000
Commonly known as: 3329 W Washington Blvd, Chicago, Illinois 60624

Subject to the Permitted Exceptions described on Exhibit B, attached hereto (collectively the "Permitted Exceptions"), but hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



Dated this 15th day of October, 2015.


Peter Creig Toalson, not personally but as
Co-Trustee of the Revocable Living Trust of
Peter Creig Toalson, dated September 10, 2014


Nicole Marie Toalson, not personally but as
Co-Trustee of the Revocable Living Trust of
Peter Creig Toalson, dated September 10, 2014

REAL ESTATE TRANSFER TAX		16-Oct-2015
	CHICAGO:	225.00
	CTA:	90.00
	TOTAL:	315.00

16-11-414-005-0000 | 20151001635435 | 1-949-524-032

REAL ESTATE TRANSFER TAX		16-Oct-2015
	COUNTY:	15.00
	ILLINOIS:	30.00
	TOTAL:	45.00

16-11-414-005-0000 | 20151001635435 | 0-917-823-552

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NOTARY AFFIRMATION

State of Illinois,)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Peter Creig Toalson and Nicole Marie Toalson, not personally but as Co-Trustees of the Revocable Living Trust of Peter Creig Toalson, dated September 10, 2014, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth.

(Impress Seal Here)

Given under my hand and official seal 10-15-15



Notary Public

This instrument was prepared by:

Axia Law, LLC
Attn: Alexander Pappas
One North LaSalle, Suite 1450
Chicago, IL 60602.

Send subsequent tax bills to:

Chicago Trust # 800 2369125
454 S. Orchard Dr.
Bolingbrook IL 60440

Recorder-mail recorded document to:

Law Office of Theresa L. Panzica
2510 W. Irving Park Rd., Ste A
Chicago IL 60618

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EXHIBIT A

Legal Description Of Property

COMMON ADDRESS: 3329 W WASHINGTON BLVD, CHICAGO, ILLINOIS 60624

PIN: 16-11-414-005-0000

LEGAL DESCRIPTION: LOT 11 AND THE EAST 6-1/4 FEET OF LOT 12 IN BLOCK 3 IN PECK'S SUBDIVISION OF THE WEST 19.48 ACRES OF THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF LAKE STREET, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable.
2. Covenants, conditons and restrictions of record.
3. Building lines and easements.
4. Proceedings pending in Circuit Court of Cook County, Case No. 14M1402686, on a complaint filed by the City of Chicago against the subject land for building code violations.

Property of Cook County Clerk's Office