

UNOFFICIAL COPY

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TRUSTEE'S DEED



Doc#: 1532946019 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/25/2015 10:58 AM Pg: 1 of 2

Above Space for Recorder's Use Only

THIS INSTRUMENT made this 18th day of November, 2015 by Kathleen E. Higgins, as Trustee of the Kathleen E Higgins Revocable Trust dated June 15, 2012 hereinafter referred to as Grantor, and Maria Rodriguez and Rachel Cole, hereinafter referred to as Grantees:

WHEREAS, Grantor is the duly acting Trustee of the Kathleen E Higgins Revocable Trust dated June 15, 2012, 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 Maria Rodriguez and Rachel Cole of Chicago Illinois, not as Tenants in common but as Joint Tenants with rights of survivorship, 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 1460 Sandburg Terrace, Unit 2307-A, Chicago, IL 60610, legally described as:

UNIT NUMBER 2307-A IN CARL SANDBURG VILLAGE CONDOMINIUM NUMBER 2, AS DELINEATED ON A SURVEY OF A PORTION OF LOT 5 IN CHICAGO LAND CLEARANCE COMMISSION NUMBER 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS, ALL IN THE NORTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25032909, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2015 and subsequent years.

Permanent Index Number: 17-04-207-086-1181

Address(es) of Real Estate: 1460 Sandburg Terrace, Unit 2307-A, Chicago, IL 60610

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

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

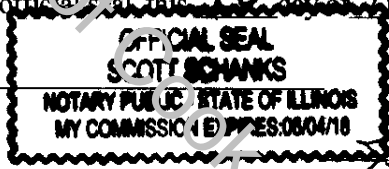
Kathleen E. Higgins
Kathleen E. Higgins, as Trustee of the Kathleen E Higgins Revocable Trust dated June 15, 2012

STATE OF ILLINOIS)
) ss
COUNTY OF Cook)

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kathleen E. Higgins, as Trustee of the Kathleen E Higgins Revocable Trust dated June 15, 2012 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 18 day of November, 2015

Commission expires



Scott Schanks
NOTARY PUBLIC

This instrument was prepared by: Eric T. Perry, Attorney at Law, 725 E. Dundee Rd, #204, Arlington Hts, IL 60004

MAIL TO:

Dean Galanopoulos
Attorney at Law
340 W. Butterfield Road
Elmhurst, IL 60126

SEND SUBSEQUENT TAX BILLS TO:

Maria Rodriguez and Rachel Cole
1460 Sandburg Terrace Unit 2307-A
Chicago, IL 60610

REAL ESTATE TRANSFER TAX		19-Nov-2015
	COUNTY:	88.25
	ILLINOIS:	176.50
	TOTAL:	264.75
17-04-207-086-1181 20151101645449 0-502-224-960		

REAL ESTATE TRANSFER TAX		19-Nov-2015
	CHICAGO:	1,323.75
	CTA:	529.50
	TOTAL:	1,853.25
17-04-207-086-1181 20151101645449 0-033-695-808		