

1612  
1515642  
SALURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

# UNOFFICIAL COPY

## TRUSTEE'S DEED

### ILLINOIS STATUTORY



Doc#: 1534250058 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/08/2015 01:21 PM Pg: 1 of 3

The Grantors John H. Lemond III and Mary Lemond-Patterson as <sup>Successor</sup> Trustees of The John H. Lemond Trust Dated October 14, 2013, 3940 W. Bryn Mawr #308, Chicago, IL. 60659, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Carla Davidson, a widow, of Chicago, IL., all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF**

Commonly known as 3940 W. Bryn Mawr #308, Chicago, IL. 60659

To have and hold said property forever.

SUBJECT TO: Real Estate Taxes for 2015 and subsequent years.

PIN #: 13-02-300-008-1018

Dated this 1<sup>st</sup> day of December, 2015.

REAL ESTATE TRANSFER TAX		07-Dec-2015
	CHICAGO:	2,088.75
	CTA:	835.50
	TOTAL:	2,924.25
13-02-300-008-1018   20151201649321   0-258-524-224		

John H. Lemond III as Trustee of the John H. Lemond Trust Dated October 14, 2013.

REAL ESTATE TRANSFER TAX		07-Dec-2015
	COUNTY:	139.25
	ILLINOIS:	278.50
	TOTAL:	417.75
13-02-300-008-1018   20151201649321   1-979-974-720		

Mary Lemond-Patterson as Trustee of the John H. Lemond Trust Dated October 14, 2013.

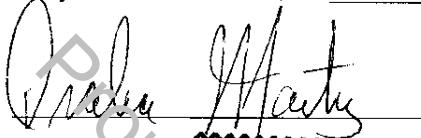
# UNOFFICIAL COPY

STATE OF ILLINOIS,

COUNTY OF COOK,

I, THE UNDERSIGNED, A Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John H. Lemond III and Mary Lemond-Patterson, personally known to me to be the same people whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal, this December 1, 2015.



Notary Public

My Commission Expires 9/8/19

**Prepared By:** John J. Murphy  
6122 N. Neva  
Chicago, IL 60631

**Mail To:** STEPHEN THAWER  
ONE WEST WABLER DR. #112  
CHICAGO, IL 60601

**Name and Address of Taxpayer:** Carla Davidson  
3940 W. Bryn Mawr #308  
Chicago, IL 60659

Cook County Clerk's Office

# UNOFFICIAL COPY



Old Republic National Title Insurance Company  
COMMITMENT FOR TITLE INSURANCE

File No: 1515642 Reference No:

## EXHIBIT A

Legal:

PARCEL 1:

UNIT 308 IN CONSERVANCY AT NORTH PARK CONDOMINIUM III AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES: THAT PART OF THE EAST 833 FEET OF THE WEST 883 FEET OF THE NORTH 583 FEET OF THE SOUTH 633 FEET OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART TAKEN FOR STREET AS PER DOCUMENT 26700736) DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ON THE NORTH LINE OF SAID TRACT A DISTANCE OF 415.45 FEET; THENCE SOUTH A DISTANCE OF 20.0 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH ON THE LAST DESCRIBED LINE 89.0 FEET, THENCE EAST 78.0 FEET; THENCE SOUTH 10.0 FEET; THENCE EAST 48.0 FEET; THENCE NORTH 10.0 FEET; THENCE EAST 78.0 FEET, THENCE NORTH 89.0 FEET, THENCE WEST 204.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95039646 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 308 AND STORAGE SPACE 308, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 95039646

PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS OVER COMMON AREAS AS SHOWN IN DECLARATION RECORDED OCTOBER 28, AS DOCUMENT 94923280.

Address: 3940 W. Bryn Mawr Apt. 308, Chicago, IL 60659

PIN #: 13-02-300-008-1018

Township: Jefferson