

UNOFFICIAL COPY

160173800972

This instrument prepared by:

Pluymert, MacDonald & Hargrove, Ltd.
2300 Barrington Road, Suite 220
Hoffman Estates, IL 60169



Doc#: 1607712013 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/17/2016 09:12 AM Pg: 1 of 3

Mail future tax bills to:

David A. Baker
Georgia R. Vinzant
2510 W. Irving Park Road, Unit 410
Chicago, IL 60618

Mail this recorded instrument to:

DAVID BAKER
2510 W. IRVING PARK RD.
#410
Chicago, IL

1/2

TRUSTEE'S DEED

This Indenture, made this 28th day of January 2016, by and between Rita V. Espiritu and Ceferino Legaspi, as Successor Co-Trustees of the Consolacion G. Legaspi Revocable Trust dated November 16, 2006 of 5501 Seminary Road #609S, Falls Church VA, 22041 party of the first part, and David A. Baker, a *single man*, and Georgia R. Vinzant, a *single woman*, of 935 W. Oakdale #1E, Chicago, IL 60657, not as Tenants in Common, but as Joint Tenants, party of the second part.

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, as husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, the following described real estate, situated in Cook County, State of Illinois, to wit:

See Legal Description attached hereto and incorporated herein as Exhibit A

Property Address: 2510 W. Irving Park Road, Unit 410, Chicago, Illinois 60618

PIN: 13-13-417-048-1030

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Rd., STE 2400
Chicago, IL 60606-4650
Attn: Service Department

together with all tenements, easements, rights and appurtenances thereunto belonging, subject, however, to the general taxes for the year of 2015 and thereafter and all covenants, declarations, restrictions, easements and conditions of record.

To Have and To Hold the same unto said party of the second part and to the use, benefit, and behold forever of said party of the second part. This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned.

[Signature Page Follows and is Made a Part Hereof and Incorporated Herein]

REAL ESTATE TRANSFER TAX		10-Mar-2016
	COUNTY:	182.50
	ILLINOIS:	365.00
	TOTAL:	547.50

REAL ESTATE TRANSFER TAX		10-Mar-2016
	CHICAGO:	2,737.50
	CTA:	1,095.00
	TOTAL:	3,832.50 *

Pmh file _ deed

13-13-417-048-1030 | 20160301675989 | 1-717-970-496

13-13-417-048-1030 | 20160301675989 | 0-707-774-016

* Total does not include any applicable penalty or interest due.

SY
P3
SN
SCY
INTA

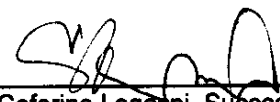
UNOFFICIAL COPY

Individual Successor Co-Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written



Rita V. Espiritu, Successor Co-Trustee



Ceferino Legaspi, Successor Co-Trustee

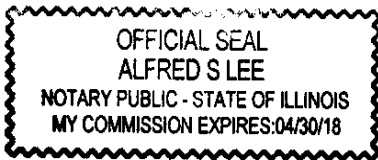
STATE OF ILLINOIS

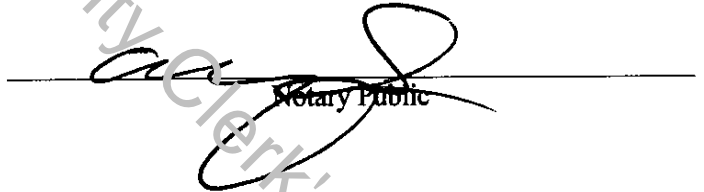
COUNTY OF LAKE

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Rita V. Espiritu aforesaid, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trustees, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this

28 day of January, 2016.




Notary Public

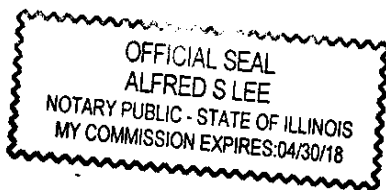
STATE OF ILLINOIS

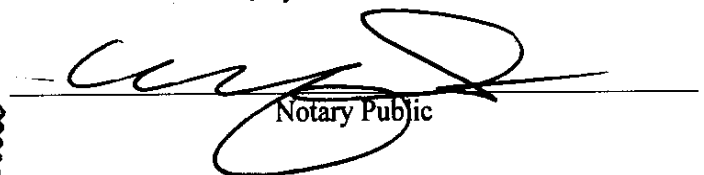
COUNTY OF LAKE

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Ceferino Legaspi aforesaid, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trustees, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this

28 day of January, 2016.




Notary Public

UNOFFICIAL COPY

ATTORNEYS' TITLE GUARANTY FUND, INC.

Exhibit A

LEGAL DESCRIPTION

Permanent Index Number:

Property ID: 13-13-417-048-1030

Property Address:

2510 W. Irving Park Rd, Unit 410
Chicago, IL 60618

Legal Description:

Parcel 1: Unit 410 in The North Branch Condominiums as delineated on a Survey of the following described real estate:

Lots 18-27, inclusive, in Block 6 in Paul O. Sterland's Second Subdivision in the South 1/2 of the Southeast 1/4 of Section 13, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; which Survey is attached to the Declaration of Condominium recorded as Document 0516434122 as amended from time to time, together with an undivided percentage interest in the common elements.

Parcel 2: The exclusive right to the use of P-36, a limited common element, as delineated on the Survey attached to the Declaration aforesaid recorded as Document Number 0516434122.

Property of Cook County Clerk's Office