

UNOFFICIAL COPY

**TRUSTEE'S DEED
(ILLINOIS)**

Doc# 1620218058 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/20/2016 10:27 AM Pg: 1 of 3

Dec ID 20160601616281
ST/CO Stamp 0-028-122-432 ST Tax \$459.00 CO Tax \$229.50

111 H7 50801-91N7
LN16-10805 LH 111

THE GRANTOR Judith Anglada as Trustee of the Alicia M. Robertson 1994 Trust, 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 John W Smedley and Sheri Hickey at 680 Waterford Ct., Lake Zurich, IL 60047 as Joint Tenants all interest in the following described real estate commonly known as:

LEGAL DESCRIPTION ATTACHED


Permanent Index Number(s): 03-29-340-032-1022



Property Address: 44 N. Vail Ave. #307, Arlington Heights, IL 60005

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, **SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2015 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 1st day of July, 2016.


Judith Anglada as Trustee of the Alicia M. Robertson
1994 Trust

REAL ESTATE TRANSFER TAX		14-Jul-2016
	COUNTY:	229.50
	ILLINOIS:	459.00
	TOTAL:	688.50

03-29-340-032-1022 | 20160601616281 | 0-028-122-432

(Landtrust National Title
120 S. LaSalle Street
Chicago, Illinois 60603)

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Judith Anglada, as Trustee of Alicia M. Robertson 1994 Trust 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 it signed, sealed and delivered in the instrument as its 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 1st day of July, 2016.

Christina B. Perez
Notary Public



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

MAIL TO:
Office of Attorney John Haas
115 S. Emerson St
Mount Prospect, IL 60056
(12657-c)

SEND SUBSEQUENT TAX BILLS TO:
John W Smedley and Sheri Hickey
44 N. Vail Ave. #307
Arlington Heights, IL 60005

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A"

PARCEL 1: UNIT 307 IN THE VAIL AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 24 IN THE TOWN OF DUNTON BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE NORTH 89 DEGREES 21 MINUTES 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID BLOCK 24, 151.75 FEET; THENCE NORTH 00 DEGREES 38 MINUTES 34 SECONDS EAST, 265.17 FEET TO THE NORTH LINE OF SAID BLOCK 24; THENCE SOUTH 89 DEGREES 21 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF SAID BLOCK 24, 150.11 FEET TO THE NORTHEAST CORNER OF LOT 1 IN SAID BLOCK 24; THENCE SOUTH 00 DEGREES 17 MINUTES 22 SECONDS WEST ALONG THE EAST LINE OF SAID BLOCK 24, 265.20 FEET TO THE POINT OF BEGINNING; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 15, 2000 AS DOCUMENT NUMBER 00625338, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE P54 AND GARAGE SPACE P40, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AND AMENDMENT TO THE DECLARATION RECORDED FEBRUARY 28, 2006 AS DOCUMENT NUMBER 0605943035.

Property of Cook County Clerk's Office