

# UNOFFICIAL COPY

## TRUSTEE'S DEED (ILLINOIS)

Doc#: 1628847047 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/14/2016 10:25 AM Pg: 1 of 3

Dec ID 20161001665736  
ST/CO Stamp 0-630-576-960 ST Tax \$700.00 CO Tax \$350.00  
City Stamp 2-115-450-688 City Tax: \$7,350.00

1628067850H (Fall)

Property of Cook County Clerk

THE GRANTOR the Cheryl A. Buckingham, Trustee or any successors in trust, under the Cheryl A. Buckingham Revocable Trust dated January 29, 1997, 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 Theophilus Killion and Dana Killion at all interest in the following described real estate commonly known as 1300 N. Lake Shore Dr., Unit 13B, Chicago, IL 60610, and legally known as:

\* as joint tenants with right of survivorship

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

### SUBJECT TO:

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

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, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.

Permanent Real Estate Index Number(s): 17-03-108-016-1042

Dated this 7 day of OCTOBER, 2016.

  
Cheryl A. Buckingham, as Trustee

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STATE OF ILLINOIS        )  
  ) SS,  
COUNTY OF LAKE        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Cheryl A. Buckingham as Trustee 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 7<sup>th</sup> day of October, 2016.

**SUZANNA SEQUEDA**  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF INGHAM  
My Commission Expires August 5, 2022  
Acting in the County of Lake

*Suzanna Sequeda*  
\_\_\_\_\_  
Notary Public

THIS INSTRUMENT PREPARED BY  
Law Office of Judy L. DeAngelis  
767 Walton Lane  
Grayslake, IL 60030

MAIL TO:

~~Benjamin Price  
Foster Swift Collins & Smith, P.C.  
313 S. Washington Square  
Lansing, MI 48933~~

Judy L. DeAngelis  
767 Walton Lane  
Grayslake, IL  
60030

SEND SUBSEQUENT TAX BILLS TO:

~~Theophilus Killion and Dana Killion  
1300 N. Lake Shore Dr., Unit 13B  
Chicago, IL 60610~~

Theophilus Killion and Dana Killion  
1125 Golf Shores  
#808  
Naples, Florida 34108

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## EXHIBIT A LEGAL DESCRIPTION

Unit Number 13-"B" as delineated on the survey of the following described Parcel of Real Estate (hereinafter referred to as "Parcel"):

That part of Lot 4 to 7 inclusive in Block 1 (except that part included in Lake Shore Drive as now located), and that part of Lots 1 to 4 inclusive in Block 2 and that part of vacated Stone Street, lying between Blocks 1 and 2 aforesaid, all taken as a tract and described as follows:

Beginning on the North line of said Lot 4 in Block 2 at a point 102 feet East of the Westerly line of said Block 2; thence East on the North line of said Lot 4 and the North line of said Lot 4 extended East approximately 132.25 feet to the Westerly line of Lake Shore Drive; thence Southerly on the Westerly line of Lake Shore Drive, 163.44 feet to the North line of East Goethe Street and the South line of Block 1 aforesaid; thence West on the North line of East Goethe Street approximately 149.58 feet to a point 102 East of the Southwest corner of Lot 14 in said Block 2; thence North on a line parallel to and 102 feet East of the Westerly line of Lots 14 to 11 inclusive of said Block 2 approximately 161.24 feet to the point of beginning, all in H. O. Stone's Subdivision of Astor's Addition to Chicago in the Northwest Fractional Quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration made by LaSalle National Bank, as Trustee under Trust No.

45030, recorded in The Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 22501302; together with an undivided percentage interest in the common elements, as set forth in said Declaration, in Cook County, Illinois.

Cook County Clerk's Office