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TRUSTEE'S DEED
Illinois Statutory
(Trust to Individual)



Doc# 1629519056 Fee \$46.00

RHSP FEE:\$9.00RPRF FEE \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/21/2016 11:42 AM PG: 1 OF 5

AFTER RECORDING MAIL TO:

Mary K Buddig
222 E. 8th Street
Hinsdale, IL 60524

SEND SUBSEQUENT TAX BILLS TO:

Transamerica Real Estate Tax
Service - 300 Commerce Drive
Crystal Lake, IL 60014

Above Space for recorder's use only

THE GRANTORS; **SUSAN W. BENTON**, Trustee of the Survivors Trust under **THE BENTON LIVING TRUST** dated July 05, 1990, a fifty percent undivided interest, and **MATTHEW G. BENTON**, a fifty percent undivided interest, for and in consideration of Ten and 00/100_DOLLARS, and other good and valuable consideration, \$10.00 in hand paid, CONVEYS and WARRANTS to:

Jennifer Buddig Sizer & Christopher Thomas Sizer, Married
1730 N. Clark St., Unit 1412, Chicago, IL 60614

Not as Tenants in Common, not as Joint Tenants, but as **TENANTS BY THE ENTIRETY**; the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED "EXHIBIT A"

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois *TO HAVE AND TO HOLD said premises forever. SUBJECT TO: General real estate taxes not yet due and payable at closing; easements of record and building lines, building restrictions of record; zoning and building laws and ordinances; and covenants and conditions of record as to use and occupancy, which do not adversely affect the use of the real estate or the value thereof.

Permanent Real Estate Index Numbers: 14-32-222-049-1005 & 14-32-222-049-1021

Address of Real Estate: 1122 W. Armitage Ave., Unit 202 & P12, Chicago, IL 60614

P12

CORDREVIEW AI

SIGNATURE AND NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGES

This instrument prepared by: Ashen Faulkner, 217 N. Jefferson, Suite 601, Chicago, IL 60661 (312) 655-0800

REAL ESTATE TRANSFER TAX 21-Oct-2016



COUNTY: 298.00
ILLINOIS: 596.00
TOTAL: 894.00

14-32-222-049-1005 | 20161001668479 | 1-088-794-432

REAL ESTATE TRANSFER TAX

21-Oct-2016



CHICAGO: 4,470.00
CTA: 1,788.00
TOTAL: 6,258.00 *

14-32-222-049-1005 | 20161001668479 | 1-496-207-168

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

56-

TT16-22/39 2063 COOK

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Dated this 12th day of OCTOBER, 2016

Matthew G. Benton
Matthew G. Benton

STATE OF ILLINOIS
New York (S)

SS:

COUNTY OF COOK
New York (S)

I, Clara Sierra, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Matthew G. Benton, 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 they signed, sealed and delivered the said instrument as a 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 12 day of October, 2016

My commission expires on July 6, 2017

Clara Sierra
NOTARY PUBLIC

[IMPRESS SEAL HERE]

CLARA SIERRA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SI6208623
Qualified in New York County
My Commission Expires 7-6-2017

Property of Cook County Clerk's Office

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Dated this 10 day of October, 2016

Susan W Benton, as Trustee
Susan W. Benton, as Trustee

STATE OF)

SS.:

COUNTY OF

I, _____ the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Susan W. Benton, 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 they signed, sealed and delivered the said instrument as a 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 10th day of _____, 2016

My commission expires on _____ 20____

NOTARY PUBLIC

Property of Cook County Clerk's Office
see attached

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189



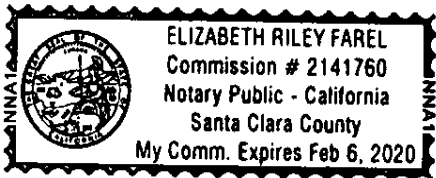
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Santa Clara)
 On 10/10/2016 before me, Elizabeth Riley Farel, Notary Public
Date Here Insert Name and Title of the Officer
 personally appeared Susan W. Benton
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Elizabeth Riley Farel
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____


Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____



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 First American Title™	Title Insurance Commitment
	<small>ISSUED BY</small> First American Title Insurance Company
Schedule A (Continued)	<small>COMMITMENT NUMBER</small> tt16-22139

UNITS 202 AND P12 IN THE VICTORIAN GENTLEMEN I CONDOMINIUM, AS DELINEATED ON THE SURVEY OF LOTS 23 AND 24 (EXCEPT THE WEST 3.5 FEET OF LOT 24) IN BLOCK 8 IN JAMES MORGAN'S SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF BLOCK 10 IN SHEFFIELD'S ADDITION (TO BE KNOWN AS SUB-BLOCK 8 OF BLOCK 10 OF SHEFFIELD'S ADDITION), IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS SHOWN ON EXHIBIT ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED JANUARY 3, 1995 AS DOCUMENT 95002436, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

14-32-222-049-1005 AND 14-32-222-049-1021

1122 WEST ARMITAGE AVE., UNIT 202, CHICAGO, ILLINOIS 60614