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TRUSTEE'S DEED

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17062461420

Doc# 1706246142 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/03/2017 03:01 PM PG: 1 OF 2

Above Space for Recorder's Use Only

THIS INDENTURE, made this 24th day of FEBRUARY, 2017 by Sean S. Green, as Trustee of Sean S. Green Land Trust dated August 23, 2013 and known as Trust Number 001 hereinafter referred to as Grantor, and Reuben Lee Brown, Arianna C. Brown and Alonnis N. Brown of 2916 Chayes Park Dr., Homewood, County of Cook, State of IL, hereinafter referred to as Grantee:

WHEREAS, Grantor is the duly acting Trustee of Sean S. Green Land Trust dated August 23, 2013, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantor, not individually but as such Trustee, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to: **Reuben Lee Brown, Married, Arianna C. Brown, Unmarried and Alonnis N. Brown, Unmarried, as Joint Tenants** of 2916 Chayes Park Dr., Homewood, IL 60430 pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as 2311 183rd Street, Unit 108, Homewood, IL 60430, legally described as:

PARCEL 1:

UNIT NUMBER 108 AS DELINEATED ON SURVEY OF A TRACT OF LAND LEGALLY DESCRIBED AS FOLLOWS: {HEREINAFTER REFERRED TO AS "PARCEL"}: THAT PART OF LOTS 1 AND 2 (TAKEN AS A TRACT) IN THE SUBDIVISION OF THE NORTH 462 FEET OF THAT PART OF THE NORTH WEST 1/4 LYING WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD AND THAT PART OF THE NORTH WEST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF ILLINOIS CENTRAL RAILROAD AND SOUTH LINE OF SAID LOTS 1 AND 2 (TAKEN AS A TRACT) SAID POINT BEING 465.08 FEET SOUTHWESTERLY (AS MEASURED ON SAID RIGHT OF WAY LINE) OF A LINE 33 FEET SOUTH OF (MEASURED AT RIGHT ANGLES) THE NORTH LINE OF THE NORTH WEST 1/4 OF SECTION 6, THENCE SOUTHWESTERLY ON THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD, TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF FLOSSWOOD SUBDIVISION, A SUBDIVISION OF THAT PART OF THE NORTH WEST 1/4 OF SECTION 6; THENCE WESTERLY ON THE NORTH LINE OF FLOSSWOOD SUBDIVISION, TO THE POINT OF INTERSECTION WITH A LINE 350.81 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTH WEST 1/4 OF SECTION 6; THENCE NORTHERLY ON SAID PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 180 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF FLOSSWOOD SUBDIVISION; THENCE EASTERLY ON THE LAST NAMED PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 581 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTH WEST 1/4 OF SECTION 6; THENCE NORTHERLY ON THE LAST NAMED PARALLEL LINE, A DISTANCE OF 32 FEET TO A POINT; THENCE SOUTHEASTERLY ON A STRAIGHT LINE A DISTANCE OF 84.33 FEET TO THE POINT OF INTERSECTION WITH A LINE 180 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF FLOSSWOOD SUBDIVISION; THENCE EASTERLY ON THE LAST NAMED PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 70 FEET WESTERLY OF AND PARALLEL (AS MEASURED AT RIGHT ANGLES) TO THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD; THENCE NORTHEASTERLY ON THE LAST NAMED PARALLEL LINE, A DISTANCE OF 80.83 FEET TO A POINT, THENCE SOUTHEASTERLY ON A STRAIGHT LINE, A DISTANCE OF 70 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY SOUTH CHICAGO SAVINGS BANK, A CORPORATION OF ILLINOIS, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 21, 1970 AND KNOWN AS TRUST NUMBER 11-1506 FILED FOR RECORD IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT LR 2726217 AND RECORDED WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22537313 TOGETHER WITH ITS UNDIVIDED

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PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) PARCEL 2:

A PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1, AFORESAID (EXCEPT THAT PART THEREOF FALLING IN LOT 1 AFORESAID) (BUT NOT EXCLUSIVELY) BY VEHICLE, FOOT AND CONVEYOR AND FOR LIGHT AND AIR, AS CREATED BY DEED FROM HENRY GOTTSCHALK, AND SOPHIE GOTTSCHALK, HIS WIFE, TO MAUD CORY DATED DECEMBER 27, 1922 AND RECORDED DECEMBER 28, 1922 AS DOCUMENT NUMBER 7759972 ON AND OVER A STRIP OF LAND 50 FEET IN WIDTH EXTENDING FROM THE WESTERLY LINE OF THE 'PARCEL' OF PARCEL 1 AFORESAID TO THE EAST LINE OF WESTERN AVENUE, THE SOUTHERLY LINE OF SAID PRIVATE ROAD BEING THE SOUTHERLY LINE OF SAID 'PARCEL' OF PARCEL 1. AFORESAID EXTENDED WESTWARD TO SAID PUBLIC ROAD AND THE NORTHERLY LINE OF WHICH SAID ROAD BEING PARALLEL WITH SAID SOUTHERLY LINE AND 50 FEET, MEASURED AT RIGHT ANGLES, DISTANT THEREFROM, ALL IN COOK COUNTY, ILLINOIS.

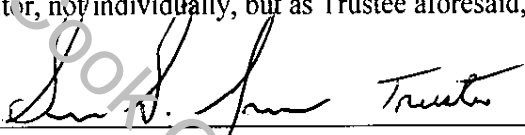
SUBJECT TO: Covenants, conditions and restrictions of record; unconfirmed special governmental taxes or assessments for improvements not yet completed; and general real estate taxes for 2016 and subsequent years.

Permanent Index Number: 32-06-100-066-1008

Address(es) of Real Estate: 2311 183rd Street, Unit 108, Homewood, IL 60430

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustee, in and to the premises.

IN WITNESS WHEREOF, Grantor, not individually, but as Trustee aforesaid, has hereunto set his hand and seal the day and year first above written.

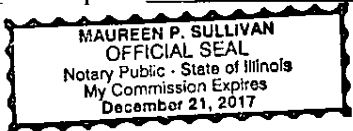

Sean S. Green, as Trustee of Sean S. Green Land Trust dated 8/23/13

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sean S. Green, as Trustee of Sean S. Green Land Trust dated August 23, 2013 and known as Trust Number 001 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 he signed, sealed and delivered the said instrument as such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of FEBRUARY, 2017

Commission expires 12/21/2017




NOTARY PUBLIC

This instrument was prepared by: Scott R. Wheaton, Attorney at Law, 3108 Ridge Road, Lansing, IL 60438

MAIL TO:
Thomas M. Stewart
Stewart and Capraro
1010 Lake Street, Suite 612
Oak Park, IL 60301

SEND SUBSEQUENT TAX BILLS TO:
Reuben Lee Brown
2311 183rd Street, Unit 108
Homewood, IL 60430

REAL ESTATE TRANSFER TAX 28-Feb-2017



COUNTY: 47.50
ILLINOIS: 95.00
TOTAL: 142.50