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17103120060

Doc# 1710312006 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/13/2017 09:20 AM PG: 1 OF 4

Property of Cook County Clerk's Office

RECORDER'S STAMP

TRUSTEE'S DEED
ILLINOIS STATUTORY
(Trust to Individual)

Mail To:

Katrina M. Barnett, Esq.
625 N. Michigan Ave.
Suite 1000
Chicago, IL 60611

Send Subsequent Tax Bills To:

Debra A. Board
2554 W. Wilson Ave.
Apt 1
Chicago, IL 60625-3081

FIDELITY NATIONAL TITLE

SC 170051278

1 of 2

SY
P/H
S/N
SCV
INT

BOX 15

BOX 15

THE GRANTOR, Dawn E. Hancock as Trustee of the Dawn E. Hancock Revocable Trust dated 7/6, 2016, of the City of Chicago, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEYS and ~~QUIT CLAIMS~~ ^{WARRANTS} to Debra A. Board, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

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See Attached Exhibit "A"


SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes for second installment 2016 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 13-13-213-035-1001


Property Address: 2554 W. Wilson Ave., Apt 1, Chicago, Illinois 60625-3081

SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX		07-Apr-2017
	COUNTY:	137.50
	ILLINOIS:	275.00
	TOTAL:	412.50
13-13-213-035-1001 20170401634660 0-881-243-840		

REAL ESTATE TRANSFER TAX		07-Apr-2017
	CHICAGO:	2,062.50
	CTA:	825.00
	TOTAL:	2,887.50
13-13-213-035-1001 20170401634660 1-845-319-360		
* Total does not include any applicable penalty or interest due.		

Dated this 27 day of MARCH, 2017.


 Dawn E. Hancock Trustee

STATE OF IL)
)SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dawn E. Hancock as Trustee of the Dawn E. Hancock Revocable Trust dated 7/6, 2016, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 27th day of March, 2017.

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Galya Sotirova

Notary Public

My Commission Expires: October 14, 2020



This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091

(Name and Address)

Property of Cook County Clerk's Office

MAIL TO:

Katrina M. Barnett, Esq.
625 N. Michigan Ave.
Suite 1000
Chicago, IL 60611

SEND SUBSEQUENT TAX BILLS TO:

Debra A. Board
2554 W. Wilson Ave.
Apt 1
Chicago, IL 60625-3081

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EXHIBIT "A"

Legal Description

PARCEL 1: UNIT 2554-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MONACO CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0020371249, IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR STORAGE PURPOSES AND TO STORAGE SPACE NO. S-1, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

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ALTA Commitment (06/17/2006)

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