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\*1711755057D\*

Doc# 1711755057 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/27/2017 03:15 PM PG: 1 OF 4

**TRUSTEE'S DEED**

Above Space for Recorder's Use Only

**THIS INSTRUMENT**, made this 25th day of March, 2017 by **ETHELENE TRICE**, as Trustee of Ethelene Trice Living Trust dated February 16, 1999 hereinafter referred to as Grantor, and Frances Diane Trice, single, of 111 W. Brandon Ct. - Unit E14, of the Village of Palatine, County of Cook, State of Illinois, hereinafter referred to as Grantee:

**WHEREAS**, Grantor is the duly acting Trustee of Ethelene Trice Living Trust dated February 16, 1999, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

**NOW, THEREFORE**, the Grantors, not individually but as such Trustees, 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: Frances Diane Trice, single of 111 W. Brandon Ct. - Unit E14, Palatine, Illinois 60067 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 111 W. Brandon Ct., Unit E14, Palatine, IL 60067, legally described as:

**SEE ATTACHED**

**SUBJECT TO:** Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2016 and subsequent years.

County-Illinois transfer stamps exempt under provisions of paragraph e Section 4, Real Estate Transfer Act.

Date: \_\_\_\_\_

Ethelene Trice  
Buyer/Seller/Representative

Permanent Index Number: 02-15-201-024-1016

Address(es) of Real Estate: 111 W. Brandon Ct., Unit E14, Palatine, IL 60067

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

**IN WITNESS WHEREOF**, Grantors, not individually, but as Trustees aforesaid, has hereunto set their hand and seal the day and year first above written.

*Ethelene Trice*  
ETHELENE TRICE, as Trustee of Ethelene Trice Living Trust  
dated February 16, 1999

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 ETHELENE TRICE, as Trustee of Ethelene Trice Living Trust dated February 16, 1999 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 such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 6 day of March 2017

Commission expires MARIA C PERRY  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Jan 14, 2020

*Maria C Perry*  
NOTARY PUBLIC

This instrument was prepared by: Eric T. Perry, Attorney at Law, 775 E. Dundee Rd, #204, Arlington Hts, IL 60004

**MAIL TO:**  
Frances Diane Trice  
111 W. Brandon Ct. - Unit E14.  
Palatine, IL 60067

**SEND SUBSEQUENT FAX BILLS TO:**  
Frances Diane Trice  
111 W. Brandon Ct. - Unit E14.  
Palatine, IL 60067

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FIDELITY NATIONAL TITLE INSURANCE COMPANY**COMMITMENT FOR TITLE INSURANCE****SCHEDULE A (CONTINUED)**

ORDER NO.: 2011 053013405 USC

**5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:**

UNIT NUMBER 14-E IN THE BRANDON GROVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
 CERTAIN LOTS OR PARTS THEREOF IN BRANDON GROVE, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS  
 WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25455288, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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LAND TITLE  
ASSOCIATION



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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 3 | 26 | 2017

SIGNATURE: Ethelene Juice  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

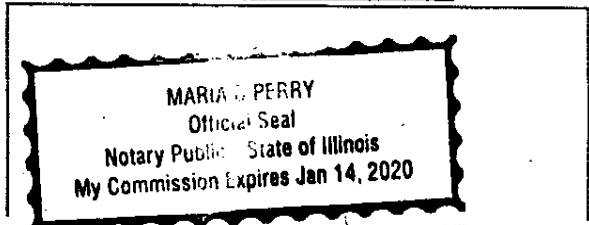
Maria Perry

By the said (Name of Grantor): \_\_\_\_\_

**AFFIX NOTARY STAMP BELOW**

On this date of: 3 | 26 | 2017

NOTARY SIGNATURE: Maria C Perry



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 3 | 26 | 2017

SIGNATURE: James D. Juice  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

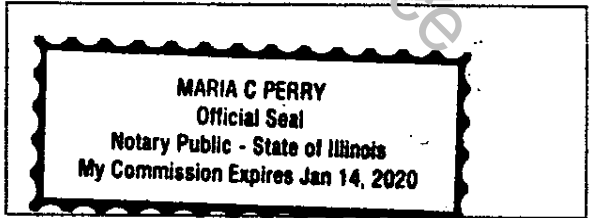
Maria C Perry

By the said (Name of Grantee): \_\_\_\_\_

**AFFIX NOTARY STAMP BELOW**

On this date of: 3 | 26 | 2017

NOTARY SIGNATURE: Maria C Perry



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)