



\*1718812082\*

Doc# 1718812082 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/07/2017 03:18 PM PG: 1 OF 3

TRUSTEE'S DEED

FIRST AMERICAN TITLE

FILE # 2808187

1/2

THIS INDENTURE, made on June 22, 2017 between Anne D. Guyton, as Trustee under the Anne D. Guyton Trust as amended and restated on December 8, 2009, party of the first part, and David Sterling, party of the second part

WITNESSETH, that said party of the first part, in consideration of the sum of TEN &00/100 DOLLARS, and other good and valuable consideration in hand paid does hereby grant, sell, and convey unto said party of the second part, the following described REAL ESTATE, situated in Cook County, Illinois, to wit: (SEE EXHIBIT "A")

Subject to: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws; and general real estate taxes not yet due or payable.

Commonly Known As 10 E. Delaware Pl., #18C & P117, Chicago, IL 60611

Property Index Number 17-03-209-055-1055; 17-03-209-055-1232 together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.

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/or the provisions of said trust above mentioned, and of every other power and authority thereunto enabling.

IN WITNESS WHEREOF, said party of the first part has executed this instrument as of the day and year first above written.

Anne D. Guyton

Anne D. Guyton, solely as Trustee as aforesaid

REAL ESTATE TRANSFER TAX		03-Jul-2017
CHICAGO:		4,575.00
CTA:		1,830.00
TOTAL:		6,405.00 *

17-03-209-055-1055 | 20170601682199 | 0-485-901-760  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		03-Jul-2017
COUNTY:		305.00
ILLINOIS:		610.00
TOTAL:		915.00

17-03-209-055-1055 | 20170601682199 | 1-022-772-672

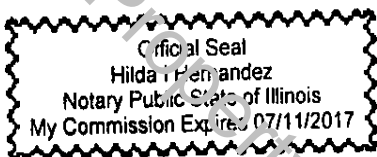
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# UNOFFICIAL COPY

State of Illinois )  
County of Cook )

I, Hilda I. Hernandez, a notary public in and for said County, in the State aforesaid, do hereby certify that Anne D. Guyton, 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 she signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 22nd day of June, 2017



Hilda I. Hernandez (Notary Public)

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**Prepared By:** Neal M. Ross  
670 N. Clark St., Suite #300-W  
Chicago, Illinois 60654

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**Mail To:**  
David Bawcum, Esq.  
P.O. Box 86  
Fox Lake, IL 60020

**Send Subsequent Tax Bills To & Grantee's Address:**

David Sterling  
3743 ~~1st~~ N.E. 214 St.  
Aventura, FL 33180

CLERK OF COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

**Legal Description: PARCEL 1:**

UNIT NUMBER 18C AND P117 IN 10 EAST DELAWARE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF 10 EAST DELAWARE CONDOMINIUM OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN PARTS OF THE SOUTH HALF OF THE WEST THIRD OF BLOCK 12 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, AND OF PARTS OF LOT 6 IN THE SUPERIOR COURT PARTITION OF THE EAST TWO THIRDS OF BLOCK 12 IN THE CANAL TRUSTEES' SUBDIVISION AFORESAID, ALL IN TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0934910051, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS DESCRIBED IN THE DECLARATION OF EASEMENTS AND OPERATING REQUIREMENTS AND RECORDED AS DOCUMENT 0934910050.

Permanent Index #'s: 17-03-209-055-1035 Vol. 0496 and 17-03-209-055-1232 Vol. 0496

Property Address: 10 East Delaware Place, # 18C & Pkg. 117, Chicago, Illinois 60611

Property of Cook County Clerk's Office