



1723712167D

This instrument prepared by:
Kathryn M. Cremerius
236 E. Northwest Hwy, Suite C
Palatine, IL 60067

Doc# 1723712167 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/25/2017 03:20 PM PG: 1 OF 2

Mail future tax bills to:
Gloria C. Dean
1422-B W. Orchard Place
Arlington Heights, IL 60005

Mail this recorded instrument to:
Michael Herbert
2000 W. Galena Blvd., Ste. 201
Aurora, IL 60506-4624

170115900347

1/2

TRUSTEE'S DEED

This Indenture, made this 17 day of August, 2017, between Carolyn F. McPherrin, not individually, but as Trustee of the Carolyn F. McPherrin Revocable Trust dated 11/30/1990 as Trustee under the provision of a deed or deeds in trust duly recorded and delivered to said trustee in pursuance of a trust agreement dated November 30, 1990, party of the first part, and Gloria C. Dean, an unmarried woman of 1505 Commodore Court, Schaumburg, Illinois 60193, party of the second part.

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations 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, State of Illinois, to wit:

Unit No. 1422B in St. James Condominium as delineated on a Survey of the following described real estate:

Certain Lots in St. James Resubdivision of part of the Southwest 1/4 of Section 31, Township 42 North, Range 11 East of the Third Principal Meridian, according to the Plat recorded December 29, 1987 as Document 87677622 and rerecorded July 13, 1988 as Document No. 88308488, in Cook County, Illinois; which Survey is attached as Exhibit B to the Declaration of Condominium made by Harris Bank-Hinsdale as Trustee under Trust Agreement dated April 2, 1987 and known as Trust No. L-1555 recorded July 14, 1988 as Document No. 88310214, together with its undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Unit as set forth in said Declaration as amended from time to time, in Cook County, Illinois.

Permanent Index Number(s): 03-31-310-010-1054
Property Address: 1422 W. Orchard Place, Arlington Heights, IL 60005

REAL ESTATE TRANSFER TAX

23-Aug-2017



COUNTY: 106.00
ILLINOIS: 212.00
TOTAL: 318.00

03-31-310-010-1054 | 20170801602898 | 1-506-128-832

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2017 and thereafter, and all covenants, conditions, restrictions, building lines, and easements of record; applicable zoning laws, ordinances, and other governmental regulations; terms, provisions, covenants, and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium/Covenants, Conditions and Restrictions or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium/Covenants, Conditions and Restrictions.

To Have and To Hold the same unto said party of the second part, and to the proper use, benefit, and behold forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., Ste. 2400
Chicago, IL 60603-4650
Attn: Search Department

SV
P
SU
SC
IND

UNOFFICIAL COPY

Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

Carolyn F. McPherrin

Carolyn F. McPherrin, not individually, but as Trustee of the
Carolyn F. McPherrin Revocable Trust dated 11/30/1990

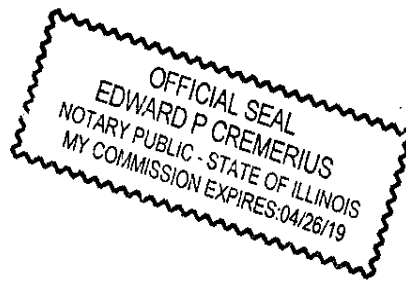
STATE OF ILLINOIS
COUNTY OF COOK

) I, the undersigned, a Notary Public in and for the County and State aforesaid, DO
) SS HEREBY CERTIFY that Carolyn F. McPherrin, not individually, but as Trustee of the
) Carolyn F. McPherrin Revocable Trust dated 11/30/1990, as Trustee(s) aforesaid,
personally known to me to be the same person(s) whose name(s) is/are subscribed to the
foregoing instrument as such Trustee(s), appeared before me this day in person and
acknowledged that he/she/they signed and delivered said instrument as his/her/their free
and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this _____ day of _____, 2017 .

Edward P. Cremerius

Notary Public



Property of Cook County Clerk's Office