

UNOFFICIAL COPY



Doc# 1732819023 Fee \$50.25

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/24/2017 11:34 AM PG: 1 OF 6

**TRUSTEE'S DEED**

THE GRANTOR, LYN G. HOUSTON, as Trustee of the LYN G. HOUSTON AMENDED AND RESTATED DECLARATION OF TRUST DATED APRIL 19, 2004, of the City of Boca Raton, in the County of Palm Beach, and State of Florida, for and in consideration of TEN DOLLARS and other good and valuable consideration in hand paid, GRANTS and CONVEYS to Grantee, THE ILLINOIS CONDO, LLC, with its principal place of business in the City of Boca Raton, in the County of Palm Beach, and State of Florida, the following described Real Estate, to-wit:

PARCEL 1:

Unit Number 405D in Creekside at Old Orchard Condominiums, as delineated on a survey of the following described tract of land: Part of Lots 1 and 2 in Old Orchard Country Club Subdivision, being a subdivision of part of the Northwest Quarter of Section 27 and part of the East Half of the Northeast Quarter of Section 28 both in Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 96261584, as amended from time to time; together with its undivided percentage interest in the common elements in Cook County, Illinois.

PARCEL 2:

Easement for ingress and egress in favor of Parcel 1 created by Declaration recorded as Document 96261584, as amended from time to time.

S Y  
P G-GG  
S N  
M Y  
SC Y  
E N  
INST AV.

# UNOFFICIAL COPY

PARCEL 3:

The exclusive right to the use of parking space P-43 and storage space A-43 as delineated on survey attached to Declaration recorded at 96261584, as amended from time to time.

All of said real estate being subject to the following:

a. The 2017 and all subsequent years' real estate taxes, which the Grantee assumes and agrees to pay;

b. Terms, provisions, covenants, conditions, and options in, rights and easements established by the Declaration of Condominium Ownership recorded in the Cook County Recorder's Office on April 8, 1996, as Document No. 96261584;

c. Easement for Service Agreement as set forth in Grant dated December 12, 2014, and recorded in the Cook County Recorder's Office on December 12, 2014, as Document No. 1434619195, from Creekside at Old Orchard Condominiums to Comcast of Illinois XI, LLC;

d. Easements and restrictions of record, if any;

Tax I.D. No. 03-27-100-092-1185

Property address: 740 Creekside, Unit 405D,  
Mt. Prospect, IL 60056

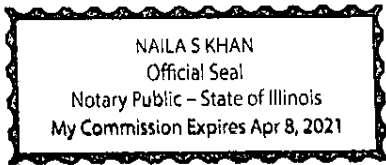
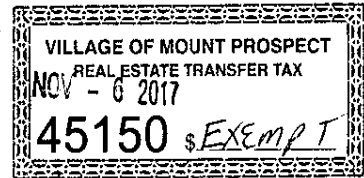
situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State. This Deed is executed by LYN G. HOUSTON pursuant to the authority vested in her as Trustee under the terms and provisions of the LYN G. HOUSTON AMENDED AND RESTATED DECLARATION OF TRUST DATED APRIL 19, 2004, which Trust remains in

# UNOFFICIAL COPY

full force and effect as of the date of this document. The sole and exclusive liability of Grantor hereunder shall be as Trustee of the aforementioned Trust. The Grantor hereby covenants and warrants that the subject real estate is not the homestead of the Grantor or her spouse.

\* \* \* \* \*  
 \* REVENUE STAMP OR \*  
 \*Exempt under provisions of Paragraph (e), Sec. 45, Real \*  
 \*Estate Transfer Tax Act. Date: 09-26-17 \*  
 \*Signed: [Signature] \*  
 \* Buyer, Seller, Representative \*  
 \* \* \* \* \*

Dated this 7th day of September, A.D. 2017.



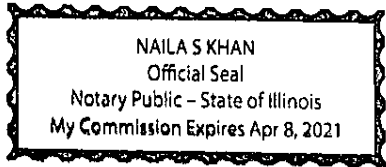
Lyn G. Houston (SEAL)  
 Lyn G. Houston  
 Trustee of the Lyn G. Houston  
 Amended and Restated Declaration  
 of Trust Dated April 19, 2004

STATE OF ~~FLORIDA~~ IL )  
                   COOK ) SS.  
 COUNTY OF ~~PALM BEACH~~ )

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that LYN G. HOUSTON, as Trustee of the LYN G. HOUSTON AMENDED AND RESTATED DECLARATION OF TRUST DATED APRIL 19, 2004, 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, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

# UNOFFICIAL COPY

Given under my hand and Notarial Seal this 26 day of Sep, A.D. 2017.



Naila S Khan  
Notary Public

SEND TAX NOTICE

AND RETURN DEED TO: The Illinois Condo, LLC, c/o Lyn G. Houston,  
590 NE Golden Harbour Dr., Boca Raton, Florida 33432

PREPARED BY: William B. Bates, Jr. of Woods & Bates, 306 Clinton  
Street, Lincoln, Illinois 62656

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

I, LYN G. HOUSTON, being duly sworn on oath, state that I reside at 590 NE Golden Harbour Drive, Boca Raton, Florida 33432, and that the attached Deed is not in violation of 765 ILCS 205/1, as the provisions of the Act do not apply and no plat is required due to the following allowed exception:

\_\_\_ 1. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.

\_\_\_ 2. The division of lots or block of less than one acre in any recorded subdivision which does not involve new streets or easements of access.

\_\_\_ 3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.

\_\_\_ 4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.

\_\_\_ 5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.

\_\_\_ 6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.

\_\_\_ 7. Conveyances made to correct descriptions in prior conveyances.

\_\_\_ 8. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

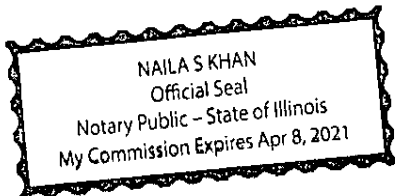
\_\_\_ 9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973; and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

X  10. The conveyance of land does not involve any land division as is described in the same manner as title was taken by Grantor(s).

Affiant further states that he/she makes this Affidavit for the purpose of inducing the Recorder of Deeds to accept the attached Deed for recording.

Lyn G. Houston   
Grantor/Grantee(s) or Nominee

Subscribed and sworn to before me this  26  day of  Sept. , 2017.



Naila S Khan   
Notary Public

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### 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 title to real estate under the laws of the State of Illinois.

DATED: 10 | 14 | 2017

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

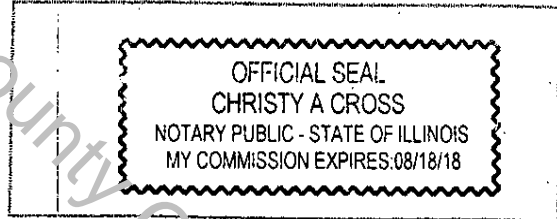
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): William B. Bates, Jr., Agent

On this date of: 10 | 14 | 2017

NOTARY SIGNATURE: Christy A. Cross

AFFIX NOTARY STAMP BELOW



### 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 title to real estate under the laws of the State of Illinois.

DATED: 10 | 14 | 2017

SIGNATURE: [Signature]  
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:

By the said (Name of Grantee): William B. Bates, Jr., Agent

On this date of: 10 | 14 | 2017

NOTARY SIGNATURE: Christy A. Cross

AFFIX NOTARY STAMP BELOW



### 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 SECTION 4 of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)