

# UNOFFICIAL COPY

Doc#: 1800846025 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/08/2018 08:53 AM Pg: 1 of 3

Dec ID 20171201675720  
ST/CO Stamp 1-809-969-184 ST Tax \$434.00 CO Tax \$217.00  
City Stamp 0-036-992-032 City Tax: \$4,557.00

## TRUSTEE'S DEED

**THIS INDENTURE**, made this  
28<sup>th</sup> day of December, 2017,  
between **SUSAN F. CAMASTA**,  
as **Successor Trustee of the  
Benjamin Fullett Living Trust**  
dated **October 14, 2011**

Whose address is;  
1939 Sunnydale Lane  
Lisle, IL 60532-3326

Parties of the first part, and  
**PHILIP R. RUSSO**, married person, 2553 N. Southport Avenue,  
Unit 2R, Chicago, IL 60614

**WITNESSETH**, that said party of the first part, in consideration of the sum of Ten and no/100 Dollars (\$10.00), 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 ATTACHED LEGAL DESCRIPTION

**Address of Real Estate: 2926 W. Balmoral Avenue, Chicago, IL 60625**  
**PIN: 13-12-110-054-0000**

**SUBJECT TO:** General taxes for 2017 and subsequent years, covenants and restrictions of record, building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

**TO HAVE AND TO HOLD** said premises, forever.

This Deed is executed by the party of the first part, as Successor Trustee aforesaid, pursuant to and in the exercise of the power and authorities granted to said Successor Trustee and vested in said Successor Trustee by the terms of said Deed in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

1 of 2 - 5/17/2018  
Fidelity National Title  
Fidelity National Title

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IN WITNESS WHEREOF, said party of the first part has executed this Trustee's Deed the day and year first above written.

*Susan F. Camasta*

SUSAN F. CAMASTA, as Successor Trustee

State of Illinois, County of Cook, ss. I, the undersigned a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that, SUSAN F. CAMASTA, Successor Trustee, aforesaid, 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 his own free and voluntary act of the trust, for the uses and purposes therein set forth. Given under my hand and official seal, this 28<sup>th</sup> day of December, 2017.

*Katherine Schaefer O'Malley* SEAL  
NOTARY PUBLIC

KATHERINE SCHAEFER O'MALLEY  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Mar 14, 2020

## LEGAL DESCRIPTION

THE WEST 1/2 OF LOT 1389 AND ALL OF LOT 1390 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION NUMBER 4, BEING A SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE NORTH EASTERLY RIGHT OF WAY LINE OF THE SANITARY DISTRICT OF CHICAGO EXCEPT THE NORTH 33 FEET TAKEN FOR BRYN MAWR AVENUE AS PER PLAT THEREOF, RECORDED APRIL 23, 1927, AS DOCUMENT 9626369, IN COOK COUNTY, ILLINOIS

Prepared by Katherine S. O'Malley, Attorney at Law, 1528 Lincoln Street, Evanston, IL 60201

### Mail to:

Mr. Gary Benson  
Attorney at Law  
2615 North Sheffield Avenue  
Chicago, IL 60614

### Send Subsequent Tax Bills to:

Philip R. Russo  
2926 W. Balmoral Avenue  
Chicago, IL 60625

REAL ESTATE TRANSFER TAX	02-Jan-2018
CHICAGO:	3,255.00
CTA:	1,302.00
TOTAL:	4,557.00 *

13-12-110-054-0000 | 20171201675720 | 0-036-992-032

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	02-Jan-2018
COUNTY:	217.00
ILLINOIS:	434.00
TOTAL:	651.00

13-12-110-054-0000 | 20171201675720 | 1-809-969-184

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## EXHIBIT A

Order No.: SC17031068

**For APN/Parcel ID(s): 13-12-110-054-0000**

**For Tax Map ID(s): 13-12-110-054-0000**

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County of Cook County Clerk's Office