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Doc# 1815042140 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/30/2018 10:49 AM PG: 1 OF 4



18 MISS 037290 NA

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TRUSTEE'S DEED

The Grantor, John Swafford, Successor Trustee of the Letitia Wheeler Living Trust under Agreement dated June 26, 1991, as amended and restated, of the City of Santa Monica, County of Los Angeles, State of California, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to Grantees:

James Denny and Catherine Denny
77 Fox Lane
Winnetka, Illinois 60093

as husband and wife, not as tenants in common and not as joint tenants but as tenants by the entirety the following described real estate situated in the County of Cook, State of Illinois:

[see attached Exhibit A -legal description]

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing. To have and to hold the above granted real estate not as tenants in common and not as joint tenants but as tenants by the entirety forever.

Real Estate Permanent Index Number: 05-20-407-042-0000

Address of Real Estate: 125 Thorntree Lane, Winnetka, Illinois 60093

Dated this 2 day of May, 2018

John Swafford, Successor Trustee of the Letitia Wheeler Living Trust under Agreement dated June 26, 1991, as amended and restated

BOX 333 CTI

REAL ESTATE TRANSFER TAX

15-May-2018



COUNTY: 592.50
ILLINOIS: 1,185.00
TOTAL: 1,777.50

05-20-407-042-0000

| 20180501663682 | 1-985-105-184

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State of CALIFORNIA)
) ss
County of LOS ANGELES)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that John Swafford as Successor Trustee aforesaid personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day, and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth including the release and waiver of the right of homestead.

Given under my hand and official seal, this 02nd day of May, 2018

Notary Public Please See Attached Form For Notary Commission Expires: 11/01/2019

Mail To:
Joan T. Berg
Schoenberg Finkel Newman & Rosenberg, LLC
222 S. Riverside Plaza, Suite 2100
Chicago, IL 60606

Send Tax Bill To:
James Denny and Catherine Denny
125 Thorntree lane
Winnetka, IL 60093

This instrument was prepared by:
Barbara M. Demos
Law Office of Barbara M. Demos, P.C.
4746 N. Milwaukee Avenue
Chicago, IL 60630

Property of Cook County Clerk's Office

CALIFORNIA ALL-PURPOSE **UNOFFICIAL COPY** CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 05/02/2018 before me, Upeksha Sadamali Thennakoon Mudiyansele Notary Public
(Here insert name and title of the officer)

personally appeared John Swafford

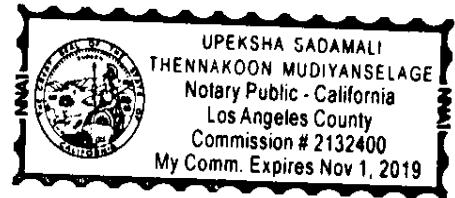
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Upeksha Thennakoon
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Trustee's Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 02 Document Date 05/02/18

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

(Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

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EXHIBIT A
LEGAL DESCRIPTION

LOT 1 IN PHILLIPS SUBDIVISION IN SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 1955 AS DOCUMENT NUMBER 16452379, IN BOOK 460 OF PLATS, PAGE 1, IN COOK COUNTY, ILLINOIS

**COOK COUNTY
RECORDER OF DEEDS**

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