

# UNOFFICIAL COPY

**This Instrument Prepared By:**

Douglas E. Wambach  
Burke, Warren, MacKay  
& Serritella, P.C.  
330 N. Wabash Ave., 21<sup>st</sup> Fl.  
Chicago, Illinois 60611

Doc#: 1819219012 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/11/2018 09:01 AM Pg: 1 of 2

Dec ID 20180701619482  
ST/CO Stamp 1-940-108-064 ST Tax \$1,479.50 CO Tax \$739.75  
City Stamp 1-467-544-352 City Tax: \$15,534.75

**Upon Recordation Return to:**

Douglas Lee  
1040 S. Plymouth Court  
Chicago, Illinois 60605

## WARRANTY DEED

18010279NC  
Kouras bl 10/1

THE GRANTORS, STEPHEN C. CARLSON and PATRICIA B. CARLSON, as Co-Trustees of a declaration of trust dated November 8, 2012 and known as the Stephen C. Carlson Trust, as amended by an Amendment and Restatement of Trust dated December 21, 2015, as to an undivided 1/2 interest as a tenant in common and PATRICIA B. CARLSON AND STEPHEN C. CARLSON, as Co-Trustees of a declaration of trust dated November 8, 2012 and known as the Patricia B. Carlson Trust, as amended by an Amendment and Restatement of Trust dated December 21, 2015, as to an undivided 1/2 interest as a tenant in common, for and in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEY and WARRANT an undivided 1/2 interest as tenant in common to Christopher C. Dickinson, as Trustee of THE CHRISTOPHER C. DICKINSON LIVING TRUST dated March 21, 2011, and an undivided 1/2 interest as tenant in common to Douglas A Lee, as Trustee of THE DOUGLAS A. LEE REVOCABLE TRUST, GRANTEEES, having an address of 1040 S. Plymouth Court, Chicago, Illinois 60605, all interest in the following described real estate, situated in the County of Cook and State of Illinois, to wit:

Lot 20 in McLean Resubdivision of Block 5 in Dearborn Park Unit 2, being a resubdivision of sundry lots and vacated streets and alleys in part of the northeast quarter of Section 21, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Commonly known as: 1323 S. Federal Street, Chicago, Illinois 60605

PIN: 17-21-213-021-0000

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements, acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; homeowner's association declaration and by-laws; and general real estate taxes not yet due and payable at the time of closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

[Signature Page to Follow]

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Dated as of the 30<sup>th</sup> day of ~~July~~ <sup>June</sup>, 2018.

Stephen C. Carlson, as co-trustee

Stephen C. Carlson, as co-trustee of a declaration of trust dated November 8, 2012 and known as the Stephen C. Carlson Trust, as amended and restated pursuant to the Amendment and Restatement of Trust dated December 21, 2015 and as co-trustee of a declaration of trust dated November 8, 2012 and known as the Patricia B. Carlson Trust, as amended and restated pursuant to an Amendment and Restatement of Trust dated December 21, 2015

Patricia B. Carlson, as co-trustee

Patricia B. Carlson, as co-trustee of a declaration of trust dated November 8, 2012 and known as the Patricia B. Carlson Trust, as amended and restated pursuant to the Amendment and Restatement of Trust dated December 21, 2015 and as co-trustee of a declaration of trust dated November 8, 2012 and known as the Stephen C. Carlson Trust, as amended and restated pursuant to an Amendment and Restatement of Trust dated December 21, 2015

STATE OF ILLINOIS        )  
  ) SS:  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, certify that Stephen C. Carlson and Patricia B. Carlson, as co-trustees aforesaid, personally known to me or proven to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 30 day of <sup>B.C.</sup> ~~July~~ <sup>June</sup>, 2018.

[Signature]  
Notary Public  
My Commission Expires: 6/2/2020

Mail Future Tax Bills to:  
Douglas A. Lee  
Christopher Dickinson  
1323 S. Federal Street  
Chicago, Illinois 60605

