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TRUSTEE'S DEED (ILLINOIS)

Doc#: 1913446063 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/14/2019 10:22 AM Pg: 1 of 3

Dec ID 20190501667867
ST/CO Stamp 2-133-059-488 ST Tax \$235.00 CO Tax \$117.50

ATA / GMT Title Agency
85 W. Algonquin Road, Suite 120
Arlington Heights, IL 60005
File # 196 42593-ARL

THE GRANTOR **Susar Callahan**, as **Successor Trustee of the Robert A. Knauber and Louise M. Knauber Living Trust dated September 9, 1996**, for and in consideration of **TEN AND 00/100 DOLLARS (\$10.00)**, in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, convey to **Cecilia E. Donoghue**, a UNMARRIED person at 622 Cobblewood Circle, Glenview, IL 60025 all interest in the following described real estate commonly known as 317 Country Club Drive, Prospect Heights, IL 60070, and legally known as:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year **2019** and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

**3rd Installment of 2018, 019*
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto extending, SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any, party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.

Property Address: 317 Country Club Drive, Prospect Heights, IL 60070

Permanent Index Number(s): 03-26-100-015-1003

Dated this 9 day of MAY, 2019.

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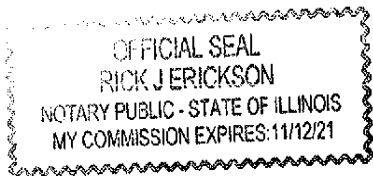
X Susan Callahan

Susan Callahan, as Successor Trustee of the Robert A. Knauber and Louise M. Knauber Living Trust dated September 9, 1996

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Susan Callahan, as Successor Trustee of the Robert A. Knauber and Louise M. Knauber Living Trust dated September 9, 1996** 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 it signed, sealed and delivered in the instrument as its 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 notarial seal, this 9 day of May, 2019.



[Signature]
Notary Public

THIS INSTRUMENT PREPARED BY
Erickson Law Office, Ltd.
716 Lee Street
Des Plaines, IL 60016

MAIL TO:
Mr. Bryan Dunigan *Wife*
Law Offices of Bryan Dunigan " *1902*
19 S. LaSalle Street
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:
Cecilia ^{E.} Donoghue
317 Country Club Drive
Prospect Heights, IL 60070

Watermark: Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

Property Address: 317 Country Club Drive, Prospect Heights, IL 60070

Permanent Index Number(s): 03-26-100-015-1003

UNIT NO. 1-1-187-C IN ROB ROY COUNTRY CLUB VILLAGE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF A PARCEL OF LAND IN SECTION 26, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 24978, RECORDED NOVEMBER 12, 1982 AS DOCUMENT NUMBER 26410009 TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO SAID UNIT IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM, AS AMENDED FROM TIME TO TIME, EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATION AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATIONS AS THOUGH CONVEYED HEREBY IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office