

19038312.WD

**TRUSTEE'S DEED
(ILLINOIS)**

UNOFFICIAL COPY

Doc#: 1916808045 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/17/2019 09:11 AM Pg: 1 of 3

Dec ID 20190601699014
ST/CO Stamp 0-616-906-848 ST Tax \$505.00 CO Tax \$252.50
City Stamp 1-562-935-392 City Tax: \$5,302.50

THE GRANTOR Claudia Lovelette, as Trusee of the Claudia J. Lovelette Trust dated August 27, 1999, 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 and warrant to Marcia L. DuBoff a single woman of 4700 N. Western Ave, Unit 4H, Chicago, IL 60625, all interest in the following described real estate commonly known as 2440 W. Montrose, Unit 3W, Chicago, IL 60618, and legally known as:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

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, private and utility easements and roads and highways, general taxes for the year 2018 (2nd installment), 2019 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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 enabling,

Permanent Real Estate Index Number(s): 13-13-233-037-1004

Common Address: 2440 W. Montrose Ave, Unit 3W, Chicago, Illinois 60618

Dated this 12th day of June, 2019.

UNOFFICIAL COPY

Claudia Lovelette, as Trustee of the Claudia J. Lovelette Trust dated August 27, 1999

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Claudia Lovelette, as Trustee of the Claudia J. Lovelette Trust dated August 27, 1999 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 in the 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.

Given under my hand and notarial seal, this 12th day of June, 2019.

Notary Public

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

MAIL TO:
Norgle and O'Leary, LLC
120 S. State Street, Suite 200
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:
Marcia L. DuBoff
2440 W. Montrose, Unit 3W
Chicago, IL 60618

Marcia L. DuBoff
2440 W. Montrose, #3W
Chicago, IL 60618

UNOFFICIAL COPY

File No : 19638312-LOO

EXHIBIT A

The land is situated in the County of Cook, State of Illinois, as follows:

PARCEL 1: UNIT NO. 3W IN THE WELLES PARK CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 18 AND 19 IN BLOCK 13 IN THE NORTH WEST LANE ASSOCIATION OF THE EAST 1/2 AND THE EAST 33 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 LYING SOUTH OF RAILROAD RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD COMPANY IN SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE CONDOMINIUM RECORDED AS DOCUMENT 1615429079 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID AS DOCUMENT NUMBER 1615429079. PARCEL 3: RECIPROCAL EASEMENT RECORDED JUNE 2, 2016 AS DOCUMENT NUMBER 1615429080.

Commonly Known As: 2440 W. Montrose Ave, Unit 3W, Chicago, IL 60618

Parcel Identification Number: 13-13-233-037-1004

ATA NATIONAL TITLE GROUP, LLC
120 S. LaSalle Street, Suite 1240
Chicago, IL 60603
Ph:(312) 234-0915 Fax:(312) 234-0917