

# UNOFFICIAL COPY

## TRUSTEE DEED ILLINOIS STATUTORY

Doc#: 2111107420 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/21/2021 12:33 PM Pg: 1 of 3

Dec ID 20210301682173  
ST/CO Stamp 0-320-800-272 ST Tax \$695.00 CO Tax \$347.50  
City Stamp 0-748-533-264 City Tax: \$7,686.37

11300109  
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THE GRANTOR(S), Anita Christine Fulton, as Trustee of the Anita Christine Fulton Living Trust dated 07-07-2017, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS, (\$10.00) and other good and valuable consideration in hand paid, hereby CONVEY(S) and QUITCLAIM unto the GRANTEE, The Sexton Wood Living Trust, dated March 4, 2021, all interest in the following described Real Estate situated in the County of Cook and the State of Illinois, to wit:

\* JAMES K.A. SELTIN AND KELLIE K WOOD, CO-TRUSTEES OF ~~THE~~  
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

SUBJECT TO: Covenants, conditions, and restrictions for record, public and utility easements; acts done by or suffered through the Grantee; homeowners or condominium association declaration and bylaws; if any; and general real estate taxes not yet due and payable at the time Closing.


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

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustees in pursuance of the trust agreement above mentioned.

Permanent Real Estate Index Number(s): 17-09-113-012-1120; 17-09-113-012-1252; 17-09-113-012-1503  
Address(es) of Real Estate: 758 N. Larrabee St., 581, Chicago, IL 60654



Unit 521

Dated this 28 day of March, 2021

REAL ESTATE TRANSFER TAX	16-Apr-2021
 CHICAGO:	5,212.50
CTA:	2,085.00
<b>TOTAL:</b>	<b>7,297.50 *</b>

17-09-113-012-1120 | 20210301682173 | 0-748-533-264

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

REAL ESTATE TRANSFER TAX	16-Apr-2021
  COUNTY:	347.50
ILLINOIS:	695.00
<b>TOTAL:</b>	<b>1,042.50</b>

17-09-113-012-1120 | 20210301682173 | 0-320-800-272

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*Anita C. Fulton*

Anita Christine Fulton, as Trustee of the Anita Christine Fulton Living Trust dated 07-07-2017

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY Anita Christine Fulton, as Trustee of the Anita Christine Fulton Living Trust dated 07-07-2017, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 23 day of March, 20 21.

*Rocio J. Montes*



**Prepared by:**

George C. Xamplas  
25 E. Washington, Suite 700  
Chicago, IL 60602

**Mail to:**

JAMES SEITON & KELLY WOOD  
758 N. LAKKABEE ST, UNIT 521  
CHICAGO, IL 60654

**Name and Address of Taxpayer:**

JAMES SEITON & KELLY WOOD  
758 N. LAKKABEE, UNIT 521  
CHICAGO, IL 60654

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## ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Exhibit A - Legal Description

Parcel 1: Unit S521, GU-11 and SRU-20 together with its undivided percentage interest in the common elements in One River Place Condominiums, as delineated and defined in the Declaration recorded as Document 0020441899, as amended from time to time, in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easement Appurtenant to and for the benefit of Parcel 1 as set forth and defined in the Declaration of Easements recorded as Document Number 00933072 for Ingress and Egress, Driveway Ramp and Pedestrian Walkway all in Cook County, Illinois.

Parcel 3: Exclusive right to Use Storage Space Number S-120 a limited common element as set of the and defined in said Declaration of Condominium and survey attached thereto in Cook County, Illinois.

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