

# UNOFFICIAL COPY

PRECISION TITLE

TRUSTEE'S DEED  
(ILLINOIS)

Doc#: 2114039385 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/20/2021 01:19 PM Pg: 1 of 3

Dec ID 20210401616512  
ST/CO Stamp 1-282-834-704 ST Tax \$430.00 CO Tax \$215.00

HC21-14307 2/3

THE GRANTOR Nancy Kay Hurd Ashe as Co-Trustee of TRUST B CREATED BY THE JAMES DUNCAN ASHE, JR. REVOCABLE TRUST, DATED JANUARY 16, 1974, 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 Ryan Cho\* at all interest in the following described real estate commonly known as 1285 S. Falcon Dr., Palatine, IL 60067, and legally known as: *\*unmarried MAN*  
*Grantor's Address: 802 Juneway, Deerfield, IL 60015*  
LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

**SUBJECT TO: Covenants, Conditions and Restrictions of Record, Public and Private Easements and taxes for 2019 and beyond.**

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 hereunto enabling, SUBJECT, HOWEVER, all unpaid general taxes and special assessments; 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; 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.

Permanent Real Estate Index Number(s): 02-28-405-040-0000  
Dated this 27th day of April, 2021.

Nancy Kay Hurd Ashe, TEF  
Nancy Kay Hurd Ashe as Co-Trustee of Trust B created by the James Duncan Ashe, Jr. Revocable Trust, dated January 16, 1974

REAL ESTATE TRANSFER TAX



03-May-2021  
COUNTY: 215.00  
ILLINOIS: 430.00  
TOTAL: 645.00

02-28-405-040-0000

| 20210401616512 | 1-282-834-704

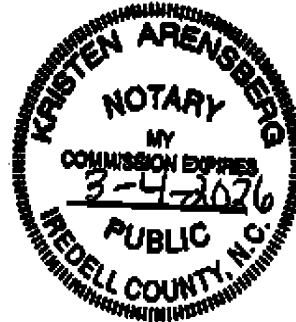
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STATE OF North Carolina )  
 ) SS,  
COUNTY OF )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nancy Kay Hurd Ashe. Trust B created by the James Duncan Ashe, Jr. Revocable Trust, dated January 16, 1974 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 27th day of April, 2021.

*Kristen Arenberg*  
\_\_\_\_\_  
Notary Public



THIS INSTRUMENT PREPARED BY  
Law Office of James R. Nelson & Associates LLC  
617 Devon Ave.  
Park Ridge, IL 60068

MAIL TO:

~~Law Offices of Jay H. Chic P.C.~~  
~~2454 E. Dempster St~~  
~~Suite 310~~  
~~Des Plaines, IL 60016~~

SEND SUBSEQUENT TAX BILLS TO:

Ryan Cho  
1285 S. Falcon Dr.  
Palatine, IL 60067

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

### EXHIBIT "A"

File No.: PTC21-14307

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

That part of Block 42 in East Peregrine Lake Estates, being a subdivision of the Southeast Quarter of Section 28, Township 42 North, Range 10, East of the Third Principal Meridian, as recorded June 24, 1998 as document 98540601 more particular described as follows: commencing at the Southeast corner of Said Block 42, thence North 58 degrees 27 minutes 39 seconds East, a distance of 35.36 feet, thence North 23 degrees 9 minutes 38 seconds East a distance of 63.31 feet to the point of beginning, thence North 23 degrees 9 minutes 38 seconds East a distance of 38.27 feet, thence North 73 degrees 38 minutes 22 seconds West a distance of 121.41 feet to a point at the intersection with a curved line thence Southerly along said curved line, said line being concave to the West having a radius of 76 feet an arc distance of 27.01 feet to the point of tangent, thence South 31 degrees 29 minutes 17 seconds West a distance of 11.63 feet, thence South 73 degrees 38 minutes 22 seconds East a distance of 122.23 feet to the point of beginning, all in Cook County, Illinois.

Commonly known as 1285 S Falcon Drive, Palatine, IL 60067  
Parcel ID(s): 02-28-405-040-0000,