

# UNOFFICIAL COPY

## TRUSTEE'S DEED (ILLINOIS)

BW 210566 18 1/2 JD

Doc#: 2116828888 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/17/2021 10:01 AM Pg: 1 of 3

Dec ID 20210501637919  
ST/CO Stamp 1-675-666-704 ST Tax \$350.00 CO Tax \$175.00

THE GRANTOR Barbara A. Ryan, as Trustee of The Barbara A. Ryan Declaration of Trust dated September 14, 2016, 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 ~~Will~~ Nixon and Carina<sup>+</sup> Nixon, married to each other, of 908 South Bishop Street, Chicago, IL 60607, not as Joint Tenants or as Tenants in Common, but as Tenants by the Entirety, the following described real estate commonly known as: \*William M. + R.

Permanent Index Number(s): 03-30-104-005-0000 and 03-30-104-006-0000

Property Address: 1315 West Oakton Street, Arlington Heights, IL 60004

### LEGAL DESCRIPTION ATTACHED

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, **SUBJECT TO:** Covenants, conditions and restrictions of record, utility easements and, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).



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

Dated this 24 day of May, 2021.

*Barbara A. Ryan*

Barbara A. Ryan, as Trustee of The Barbara A. Ryan Declaration of Trust dated September 14, 2016

Baird & Warner Title Services, Inc.  
475 North Martingale  
Suite 120  
Schaumburg, IL 60173

REAL ESTATE TRANSFER TAX		14-Jun-2021
	COUNTY:	175.00
	ILLINOIS:	350.00
	TOTAL:	525.00
03-30-104-005-0000	20210501637919	1-675-666-704

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STATE OF Illinois )  
 ) SS,  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Barbara A. Ryan, as Trustee of The Barbara A. Ryan Declaration of Trust dated September 14, 2016, 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 he/she signed, sealed and delivered in the instrument as his/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 24<sup>th</sup> day of May, 2021.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

THIS INSTRUMENT PREPARED BY  
Drost Kivlahan McMahon & O'Connor LLC  
11 South Dunton Ave  
Arlington Heights, IL 60005

MAIL TO:  
Law Office of Neil J. Kaiser, Ltd.  
716 Lee Street Unit #1  
Des Plaines, IL 60016

*William M.*  
*K.*  
SEND SUBSEQUENT TAX BILLS TO:  
~~Will~~ Nixon and Carina Nixon  
1315 West Oakton Street  
Arlington Heights, IL 60004

Property of Cook County Clerk's Office

BW21056698

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Exhibit A

LOTS 5 AND 6 IN BLOCK 5 IN ARLINGTON PARK, A SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER (EXCEPT THE NORTH 25 FEET THEREOF) IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE NORTHERLY LINE OF RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILROAD COMPANY, IN COOK COUNTY, ILLINOIS.

PIN: 03-30-104-005-0000, 03-30-104-006-0000

For Informational Purposes only: 1315 West Oakton Street, Arlington Heights, IL 60004

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