

# UNOFFICIAL COPY

## TRUSTEE'S DEED (ILLINOIS)

Stc 1290454  
10F2 SLB

Name and Address of Preparer:

Barry R. Katz, Esq.  
Saul Ewing Arnstein & Lehr LLP  
161 N. Clark Street  
Suite 4200  
Chicago, IL 60601

Doc#: 2121118153 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/30/2021 06:58 AM Pg: 1 of 3

Dec ID 20210701697197  
ST/CO Stamp 0-711-465-744 ST Tax \$1,200.00 CO Tax \$600.00  
City Stamp 0-288-862-992 City Tax: \$12,600.00

### RECORDER'S STAMP

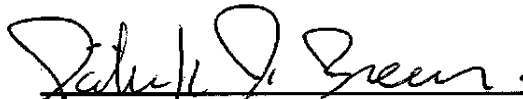
THE GRANTOR, **Patrick J. Breen, Trustee of the Patrick J. Breen Trust dated August 2, 2016**, and **Jennifer Breen, Trustee of the Jennifer Breen Trust dated August 2, 2016**, for and in consideration of TEN & 00/100 DOLLARS, the receipt and sufficiency of which is hereby acknowledged, and pursuant to the power and authority vested in the Grantor as the Trustee and of every other power and authority of the Grantor, does hereby GRANT, CONVEY and WARRANT to **William Leif Hamilton and Amy Catherine Binning**, not as joint tenants or as tenants in common, but as tenants in the entirety, as Grantee, the following described real estate in the County of Cook and State of Illinois, together with the tenements, improvements and appurtenances thereon, to wit:

SEE "EXHIBIT A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

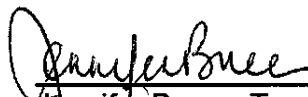
*SUBJECT ONLY TO the following, if any:* covenants; conditions and restrictions of record; public and utility easements; acts done by or suffered through Grantee; and general real estate taxes not yet due and payable at the time of Closing.

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

IN WITNESS WHEREOF, the Grantor, as Trustee, has hereunto set his and her hand and seal the day and year first above written.



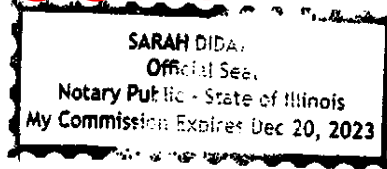
Patrick J. Breen, Trustee of the  
Patrick J. Breen Trust dated August 2, 2016



Jennifer Breen, Trustee of the  
Jennifer Breen Trust dated August 2, 2016

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )



I, the undersigned, a Notary Public in and for the State and County aforesaid, hereby certify that on this day personally appeared **Patrick J. Breen**, as Trustee as aforesaid, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such Trustee, and swore on his oath to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14 day of July, 2021.

(SEAL)

*Sarah Didave*  
Notary Public

My Commission Expires:

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

12/20/2023

I, the undersigned, a Notary Public in and for the State and County aforesaid, hereby certify that on this day personally appeared **Jennifer Breen**, as Trustee as aforesaid, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such Trustee, and swore on her oath to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14 day of July, 2021.

(SEAL)

*Sarah Didave*  
Notary Public

My Commission Expires:

12/20/2023

SEND SUBSEQUENT TAX BILLS TO:

William Leif Hamilton and Amy Catherine Binning  
1510 N. Mohawk  
Chicago, IL 60610



AFTER RECORDING, PLEASE MAIL TO:

Christopher Patrick Bensen  
The Law Offices of Kielbassa, Holmes & Ansong  
203 N LaSalle Street, Suite 2100  
Chicago, IL 60601

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## EXHIBIT A


### Legal Description

The South 25.0 feet of the North 50.12 feet of Lots 27 to 33, taken as a tract, in Mohawk North Subdivision, being a Subdivision in the Northeast 1/4 of the Northwest 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof Recorded January 31,1997 as Document 97070223, in Cook County, Illinois.

Address or Real Estate: 1510 N. Mohawk, Chicago, Illinois 60610

PIN: 17-14-108-043-0000

REAL ESTATE TRANSFER TAX		28-Jul-2021
	COUNTY:	600.00
	ILLINOIS:	1,200.00
	<b>TOTAL:</b>	<b>1,800.00</b>
17-04-108-048-0000   20210701697197   0-711-465-744		

REAL ESTATE TRANSFER TAX		28-Jul-2021
	CHICAGO:	9,000.00
	CTA:	3,600.00
	<b>TOTAL:</b>	<b>12,600.00 *</b>
17-04-108-048-0000   20210701697197   0-288-862-992		

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