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CT 182

Doc#: 2216106137 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/10/2022 09:14 AM Pg: 1 of 3

This Instrument Prepared By:

J. Diego Ledesma
Burke, Warren, MacKay & Serritella, P.C.
330 N. Wabash Ave., 21st Fl.
Chicago, Illinois 60611

Dec ID 20220601634931
ST/CO Stamp 1-719-504-976 ST Tax \$270.00 CO Tax \$135.00

Upon Recording Return to:

Brian J. O'Hara Fergus Bushe
401 William Street, Box 6280
River Forest, IL 60305
451 Loudon Rd
Riverside, IL 60546

TRUSTEE'S DEED

THIS INDENTURE made as of June 6, 2022, by and between Kenneth Miller, not individually, but solely as successor trustee to the Holly E. Humphreys Trust dated August 1, 1990, as amended, whose address is 520 W. Roscoe St., Apt. 1E, Chicago, IL 60657 (the "**Grantor**"), and Bushe Development, LLC, an Illinois limited liability company (the "**Grantee**"), whose address is 451 Loudon Road, Riverside, Illinois 60546. WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, the receipt and sufficiency whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said trustee and of every other power and authority the Grantor hereunto enabling, does hereby CONVEY and WARRANT unto the Grantee, in fee simple, all of its interest in the following described real estate, situated in the County of Cook and the State of Illinois, to wit:

THE WESTERLY HALF (MEASURED ON STREET AND REAR OF LOT LINES) OF LOT 1351 IN BLOCK 37 IN THIRD DIVISION OF RIVERSIDE, IN SECTION 25, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 451 Loudon Road
Riverside, IL 60546

PIN: 15-25-303-007-0000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Grantor hereby covenants with Grantee that the real estate herein conveyed is free from all encumbrances made by Grantor and warrants and will defend the title to said real estate against the lawful claims of Grantor and all persons claiming by, through or under Grantor, but against none other whatsoever, subject to covenants, conditions and restrictions of record and building lines and easements, if any, provided that they do not interfere with the current use and enjoyment of the aforescribed real estate, and general real estate taxes not yet due and payable.

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The Grantor executes this deed not personally, but solely as trustee aforesaid. Nothing herein contained shall be construed as creating any liability or responsibility upon the trustee, personally, and no personal liability or responsibility is assumed by, nor shall at any time be asserted or enforceable against trustee, personally, on account of this deed. Grantee or any other persons claiming any right or interest under this deed shall look solely to the property herein conveyed.

This Deed is executed pursuant to and in exercise of the power and authority granted to and vested in the trustee by the terms of the trust agreements above mentioned, and of every other power and authority thereunto enabling.

THIS IS NOT HOMESTEAD PROPERTY.

[signature page to follow]

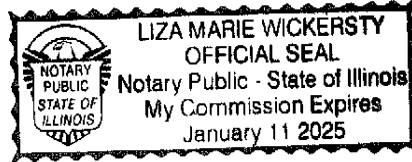
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IN WITNESS WHEREOF, the Grantor has executed this TRUSTEE'S DEED as of the date aforesaid.

GRANTOR:

By: *KTT Miller*
Kenneth Miller, not individually, but solely as successor trustee to the Holly E. Humphreys Trust dated August 1, 1990, as amended

STATE OF Illinois)
COUNTY OF Cook) SS



The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that Kenneth Miller, not individually but solely as Successor Trustee to the Holly E. Humphreys Trust dated August 1, 1990, as amended, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such and respectively appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act for the use and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 3 day of June, 2022.

Liza Marie Wickersty
Notary Public

Mail Tax Bills to:
Bushe Development, LLC
451 Loudon Road
Riverside, IL 60546

Compliance or Exemption Approved
Village of Riverside

BY: *[Signature]*
Date: *6/1/22*