

# UNOFFICIAL COPY

Stc 1672748 10F2

Doc#: 2216506090 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/14/2022 07:50 AM Pg: 1 of 4

## TRUSTEES DEED

SBS

Dec ID 20220501618533  
ST/CO Stamp 0-605-114-448 ST Tax \$322.00 CO Tax \$161.00  
City Stamp 0-755-007-376 City Tax: \$3,381.00

The above space for recorder's use only

THIS INDENTURE, made this 12th day of May, 2022 by Anne Phelan as Trustee of the Anne Phelan Revocable Living Trust dated February 10, 2021 and Kevin James Phelan as Trustee of the Kevin James Phelan Revocable Living Trust dated February 10, 2021 (hereinafter collectively referred to as "Grantor") and William Hopper ("Grantee") of Dallas, Tx


WITNESSETH, that Grantor, in consideration of the sum of TEN (\$10.00) DOLLARS, receipt 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 quitclaim unto the Grantee, in fee simple, the following described Real Estate situated in the County of Cook and State of Illinois, to-wit:

ADDRESS OF PROPERTY: 1445 North State Parkway, Unit 1305 and P4-09, Chicago IL 60610

PIN: 17-03-102-042-1083

17-03-102-042-1255

See Attached Legal Description

REAL ESTATE TRANSFER TAX	24-May-2022
 CHICAGO:	2,415.00
CIA:	966.00
<b>TOTAL:</b>	<b>3,381.00 *</b>

17-03-102-042-1083 | 20220501618533 | 0-755-007-376



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

This Deed is subject to (a) covenants restrictions and easements of record, (b) public and utility easements agreements, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment, (c) special governmental taxes confirmed and unconfirmed, and (d) general real estate taxes not yet due and payable.

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 Trust Agreement above mentioned.

IN WITNESS WHEREOF, the Grantors, as Trustees as aforesaid, hereunto set their hand and seal the day and year first above written.

# UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX		10-Jun-2022
	COUNTY:	161.00
	ILLINOIS:	322.00
	TOTAL:	483.00
17-03-102-042-1083	20220501618533	0-605-114-448

Anne Phelan Revocable Living Trust dated February 10, 2021

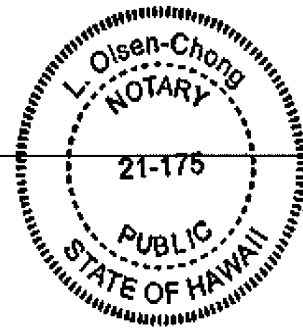
  
 \_\_\_\_\_  
 Anne Phelan as Trustee

Kevin James Phelan Revocable Living Trust dated February 10, 2021

  
 \_\_\_\_\_  
 Kevin James Phelan as Trustee

STATE OF Hawaii  
 COUNTY OF Hawaii

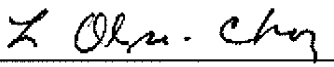
IMPRESS  
 SEAL  
 HERE



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anne Phelan as Trustee of the Anne Phelan Revocable Living Trust dated February 10, 2021 and Kevin James Phelan as Trustee of the Kevin James Phelan Revocable Living Trust dated February 10, 2021, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged they signed, sealed and delivered the said instrument as their free and voluntary act, as such trustee, for the uses and purposes therein set forth.

Given under my hand and official seal this 12<sup>th</sup> day of May 2022.

Commission expires 12-12-25

  
 NOTARY PUBLIC

This instrument prepared by: John A. Tsoutsias  
 1 N LaSalle, 38<sup>th</sup> Floor  
 Chicago, IL 60602

Mail to: William Hopper  
1445 N State Pkwy  
UNIT 1305  
Chicago, IL 60610  
 Please see attached Hawaii Notary  
 All Purpose Acknowledgement

Tax bill to: Jayma Sanderson  
5643 Vickery Blvd  
Dallas, TX 75206

# UNOFFICIAL COPY

State of **Hawaii**

County of Hawaii }

On May 12, 2022, before me, L. Olsen-Chong  
*(here insert name of notary)*

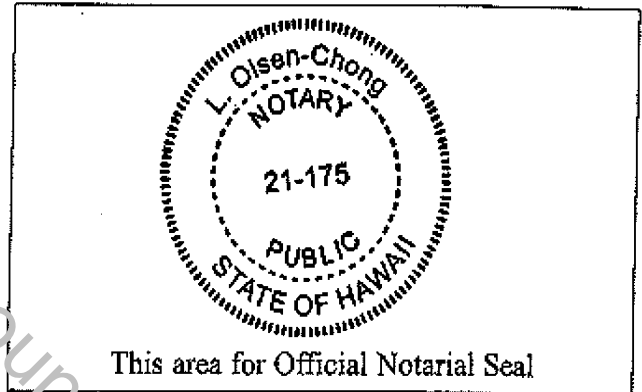
personally appeared Anna Phalon and Kevin James Phalon  
*(name(s) of Signer(s))*

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature L. Olsen-Chong (SEAL)

My Commission Expires: 12-12-27



## NOTARY PUBLIC CERTIFICATION

Doc. Date: 5-12-22

# Pages: 4

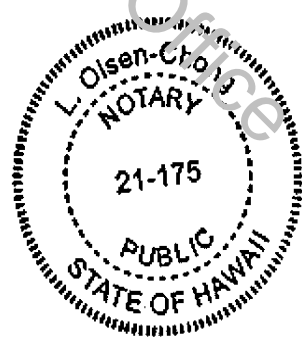
Notary Name: L. Olsen-Chong

Judicial Circuit: Third

Doc. Description: Trustee Deed

Notary Signature: L. Olsen-Chong

Date: 5-12-22



## ALL PURPOSE ACKNOWLEDGMENT

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

Unit Numbers 1305 and P4-09 in the State Parkway Condominiums delineated on a Survey of the following described real estate:

The North 5 feet of Lot 39 and all of Lots 40 to 44 in Block 3 in Catholic Bishop of Chicago's Lake Shore Drive Addition, a Subdivision of the North 18.83 Chains of Fractional Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, In Cook County, Illinois.

Which Survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 92824241, as amended together with its undivided percentage interest in the common elements.

Property of Cook County Clerk's Office