

UNOFFICIAL COPY

TRUSTEE'S DEED (Trust to Individual)

(ILLINOIS)
PAGE 1:

Doc#: 2216512367 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/14/2022 01:52 PM Pg: 1 of 2

Dec ID 20220601633599
ST/CO Stamp 0-807-432-272 ST Tax \$408.00 CO Tax \$204.00

THE GRANTOR, Carol A. Ivy, as Trustee of the Carol A. Ivy Declaration of Trust dated June 10, 1996, of the City of Evanston, County of Cook, State of Illinois, for and in consideration of - TEN - DOLLARS, (\$10.00) in hand paid, CONVEYS and WARRANTS to GRANTEE, SHELLEY BALLARD, of 735 Chicago Avenue, #228, Evanston, IL 60202, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NO. 4-E AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOT 1 IN THE PLAT OF CONSOLIDATION OF THE NORTH 36 FEET OF LOT 2 AND ALL OF LOTS 3 AND 4 IN BLOCK 55 IN EVANSTON, IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1969 IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER 20989692; WHICH SAID SURVEY IS ATTACHED AS EXHIBIT A TO A CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY THE AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER A CERTAIN TRUST AGREEMENT DATED FEBRUARY 25, 1969 AND KNOWN AS TRUST NO. 27931, AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NO. 21376247; TOGETHER WITH AN UNDIVIDED 2.20% INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREON AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY); ALL IN COOK COUNTY, ILLINOIS.

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

TO HAVE AND TO HOLD said premises, forever.

Subject To: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current uses and enjoyment of the Real Estate; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium.

Permanent Index Number: 11-18-314-021-1029
Address (es) of Real Estate: 1500 Oak Avenue, Unit 4E, Evanston, IL 60201

CITY OF EVANSTON

006186

REAL ESTATE TRANSFER TAX

DATE: **PAID JUN 01 2022**

AMOUNT: \$2195.00 Agent: LB

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

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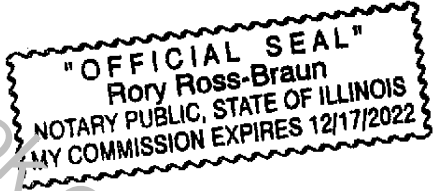
DATED: May 31, 2022

Carol A. Ivy
Carol A. Ivy, as Trustee of the
Carol A. Ivy Declaration of Trust dated
June 10, 1996

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carol A. Ivy, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this 5/31/2022 [Signature]
NOTARY PUBLIC



MAIL TO:
Law Office of Edward J. O'Connell
2501 W. Coyle
Chicago, IL 60645

SEND SUBSEQUENT TAX BILLS TO:
Shelley Ballard
1500 Oak Avenue, Unit 4E
Evanston, IL 60201

This instrument prepared by: *Central Law Group*
2822 Central Street, Evanston, IL 60201
847-866-0124

REAL ESTATE TRANSFER TAX		14-Jun-2022
COUNTY:		204.00
ILLINOIS:		408.00
TOTAL:		612.00
11-18-314-021-1029	20220601633599	0-807-432-272