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TRUSTEE'S DEED (ILLINOIS)

C.T.I./CY 23gn W5140789 1ael KB Doc#. 2326341055 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 09/20/2023 10:09 AM Pg: 1 of 3

Dec ID 20230901627260

ST/CO Stamp 0-579-984-848 ST Tax \$400.00 CO Tax \$200.00

THE GRANTOR STEPMEN P. BROWN, AS TRUSTEE OF THE STEPHEN P. BROWN TRUST U/A/D MAY 24, 2022, 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 Walda Sparks

at 801 South Plymouth Court, #808, Chicago, IL 60605 all interest in the following described real estate commonly known as 1 N. Beacon Pl., #608, La Grange, IL

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO: 2022 Taxes and subsequent years

60525, and legally known as:

Permanent Real Estate Index Number(s): 18-04-209-013-1060, 18-04-209-013-1000 and 18-04-209-013-1190

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

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 frust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunte, enabling, SUBJECT, HOWEVER, general taxes not due and payable and building lines; easements of record, if any; and covenants, conditions, and restrictions of record provided that they do not interfere with the current use and enjoyment of the real estate.

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Dated this 9/7, 2023

Stephen P. Brown, Trustee

STATE OF ILLINOIS

COUNTY OF (SO)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Stephen P. Brown 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 it signed, sealed and delivered in the instrument as its 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.

(47

Notary Public

OFFICIAL SEAL
THERESA SULLIVAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 7/8/2025

THIS INSTRUMENT PREPARED BY
Jill Beda Daniels
Jill Daniels LLC

29 S. Brainard Ave.

La Grange, IL 60525

MAIL TO:

Law Office of Michael R. Curry

2021 Midwest Rd. Ste. 200

Oak Brook, IL 60523

Walda Sparks IN Beacon Pl. # 408

Labrange, IL 40525

SEND SUBSEQUENT TAX BILLS TO:

Walda Sparks

1 N. Beacon Pl., #608

La Grange, IL 60525

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LEGAL DESCRIPTION

Order No.: 23GNW514078CS

For APN/ParceUD(s): 18-04-209-013-1060, 18-04-209-013-1100 and 18-04-209-013-1190

PARCEL 1:

UNIT NUMBER 608, P. 22 AND S-22 IN BEACON PLACE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF 1/H & FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 IN BEACON PLACE SUSCIVISION, BEING A RESUBDIVISION IN THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORT'1, FANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 9, 2003 AS DOCUMENT NUMBER 0316031053; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENT AND RESTRICTIONS RECORDED AUGUST 31, 2001 AS DOCUMENT 0010810389 FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN ACCESS, PASSAGE, AND FOR INGRESS AND EGRESS TO AND FROM AD JACENT AND PUBLIC ROADS.