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**TRUSTEE'S DEED
(ILLINOIS)**

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

C. T. I. /CY

23gnw5140785
lael KB

THE GRANTOR STEPHEN 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 60525, and legally known as:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO: 2022 Taxes and subsequent years

Permanent Real Estate Index Number(s): 18-04-209-013-1060, 18-04-209-013-1100 and 18-04-209-013-1190

hereby releasing and waiving all rights under and by virtue of the Homestead 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 trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority therein 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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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GNW514078CS

For APN/Parcel ID(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 THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 IN BEACON PLACE SUBDIVISION, BEING A RESUBDIVISION IN THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH 1, RANGE 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 ADJACENT AND PUBLIC ROADS.