

# UNOFFICIAL COPY

**TRUSTEE'S DEED**  
**Illinois Statutory**

BW23066888 1/2 JD

Doc#: 2327008090 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/27/2023 11:46 AM Pg: 1 of 2

Dec ID 20230801610037  
ST/CO Stamp 1-956-135-888 ST Tax \$280.00 CO Tax \$140.00



THE GRANTOR(S) Jill Brocar, as Successor Trustee of the James and Eleanore Astbury Revocable Living Trust dated April 28, 2023, AS TRUSTEE OF 776 Margate Lane, Unit A Prospect Heights, IL 60070, for and in consideration of ten dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Susan Yamanaka, a single woman, of 1126 Monroe St., , all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

UNIT 1-22-97-R-S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ROB ROY COUNTRY CLUB VILLAGE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 26410009, AS AMENDED FROM TIME TO TIME, IN PART OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 03-26-100-015-1290

Address(es) of Real Estate: 776 Margate Lane, Unit A, Prospect Heights, IL 60070

General Real Estate taxes not due and payable on August 30, 2023; building lines and building restrictions of record; zoning and building laws and ordinances; public and utility easement; covenants and restrictions of record; party wall rights and agreements; if any; existing lease or tenancies; the Buyer's mortgage or trust deed, acts done or suffered by or through the Buyer.

REAL ESTATE TRANSFER TAX		26-Sep-2023
	COUNTY:	140.00
	ILLINOIS:	280.00
	TOTAL:	420.00

03-26-100-015-1290 | 20230801610037 | 1-956-135-888

# UNOFFICIAL COPY

Dated this 28<sup>th</sup> day of August, 2023.

*Jill Brocar*  
Jill Brocar, as Successor Trustee of the James and Eleanore Astbury Revocable Living Trust dated April 28, 2023

STATE of ILLINOIS, COUNTY of LAKE ss.

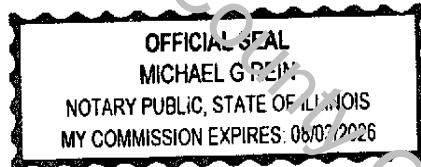
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jill Brocar, as Successor Trustee of the James and Eleanore Astbury Revocable Living Trust dated April 28, 2023 personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal, this 28<sup>th</sup> day of August, 2023.

*[Signature]* (Notary Public)

Prepared by:

Michael G. Rein  
R & I Law Group  
100 E Main Street  
Lake Zurich, IL 60047



Mail to:

Susan Yamanaka  
776 Margate Lane, Unit A  
Prospect Heights, IL 60070

Name and Address of Taxpayer:

Susan Yamanaka  
776 Margate Lane, Unit A  
Prospect Heights, IL 60070