

# UNOFFICIAL COPY

TRUSTEE'S DEED  
(ILLINOIS)

1/1 24620685101SK



Doc#: 2413727173 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/16/2024 2:19 PM Pg: 1 of 2

Dec ID 20240501604233

ST/Co Stamp 0-384-238-896 ST Tax \$525.00 CO Tax \$262.50

THE GRANTORS, Krista Boland, as Trustee of the Boland Living Trust U/A/D August 13, 2020, of the Village of Wilmette, County of Cook, State of Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, convey to Erin Seabury, of the City of Phoenix, County of Maricopa, State of Illinois all interest in the following described real estate commonly known as 626 Sheridan Square, Unit No 626-2, Evanston, IL 60202 and legally known as:

A2

UNIT NO. 626-2 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): LOTS 28 AND 29 IN BLOCK 3 IN ARNOLD AND WARREN'S ADDITION TO EVANSTON, A SUBDIVISION OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 20, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID PREMISES THAT PART THEREOF DEDICATED AND USED FOR SHERIDAN SQUARE) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY THE FIRST NATIONAL BANK AND COMPANY OF EVANSTON, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 10, 1976 AND KNOWN AS TRUST NUMBER 'R'-1913 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 23673300; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COCK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 11-20-103-031-1012

This deed is executed by the parties of the first part, as Trustees, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in them 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 thereunto enabling, SUBJECT, HOWEVER, to: all unpaid general taxes and special assessments; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; Zoning and Building Laws and Ordinances; easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.

Dated this 7 day of May, 2024.

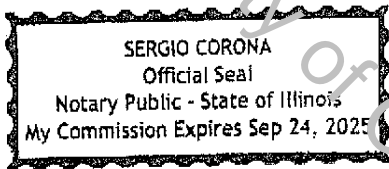
Krista Boland, as Trustee of the Boland Living Trust U/A/D August 13, 2020

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Krista Boland 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 she signed, sealed and delivered in the instrument as her 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 7<sup>th</sup> day of May, 2024.



*[Signature]*  
Notary Public

THIS INSTRUMENT PREPARED BY  
Minchella & Associates, Ltd.  
7538 St. Louis Ave.  
Skokie, IL 60076

MAIL TO:  
NOZARI Legal LLC  
1603 Orrington Ave Ste 600  
Evanston, IL 60201

SEND SUBSEQUENT TAX BILLS TO:  
Eric Seabury  
626 Sheridan Sq Unit 2  
Evanston, IL 60202

**Property: 626 Sheridan Square, Unit No 2, Evanston IL 60202**

CITY OF EVANSTON

005524

REAL ESTATE TRANSFER TAX

DATE: **PAID** MAY 13 2024

AMOUNT: \$2625 Agent: NH