

Suffolk County - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 11/29/2023 8:43:35 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
90333	DEED		56841/140	09/27/2016	1.00
Property-Street Address and/or Description					
57 COLLINS ST HYDE PARK					
Grantors					
LEE BALLEM SUSAN, LEE SUSAN					
Grantees					
LEE JOHN E, JANE E LEE IRREVOCABLE SOLE BENEFIT SPECIAL NEEDS TRUST OF 2016					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					

Suffolk County Registry of Deeds

Electronically Recorded Document

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Recording Information

Document Number	: 90333
Document Type	: DED
Recorded Date	: September 27, 2016
Recorded Time	: 09:27:27 AM
Recorded Book and Page	: 56841 / 140
Number of Pages(including cover sheet)	: 5
Receipt Number	: 625858
Recording Fee (including excise)	: \$125.00

MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 09/27/2016 09:27 AM
Ctrl# Doc# 00090333
Fee: \$.00 Cons: \$1.00

Suffolk County Registry of Deeds
Thomas M. Ryan, Temporary Register
24 New Chardon Street
Boston, MA 02114
617-788-8575
Suffolkdeeds.com

QUITCLAIM DEED

I, Susan Lee Ballem formerly known as Susan Lee, an unmarried individual, of 57 Collins Street, Hyde Park, Boston, Suffolk County, MA 02136

for consideration paid, and in full consideration of nominal consideration

Grant to John E. Lee as Trustee of the Jane E. Lee Irrevocable Sole Benefit Special Needs Trust of 2016, under Declaration of Trust, dated September 24, 2016, Trustee's Certificate pursuant to Massachusetts General Laws Chapter 184 Section 35, dated September 24, 2016, and recorded with the Suffolk County Registry of Deeds herewith

WITH QUITCLAIM COVENANTS

The land with the buildings thereon being Lot B as shown on plan entitled "Plot Plan, Boston (Hyde Park, Mass)" dated July 29, 1961, John F. Gilmore, Surveyor, recorded with Suffolk Deeds at the end of Book 7575 and bounded and described as follows:

NORTHERLY: by a curved line by Collins Street, nine and 65/100 (9.65) feet;

NORTHERLY and
NORTHEASTERLY: by a curved line by said Collins Street, forty-three and 04/100 (43.04 feet);

NORTHEASTERLY: by land of Wm. Merola, Inc. one hundred forty-four and 72/100 (144.72) feet;

SOUTHEASTERLY: by land of said Wm. Merola, Inc. fifty (50) feet; and

SOUTHWESTERLY: by Lot A one hundred forty-nine and 89/100 (149.89) feet.

Containing 7164 square feet of land according to said plan.

Locus: 57 Collins Street, Hyde Park, Boston, Suffolk Co., MA 02136

LaFountain & Wollman, P.C.
507 Mount Auburn Street
Watertown, MA 02472
(617) 926-8944

Grantor hereby releases all rights of homestead and other interests in the premises conveyed hereunder and states under the pains and penalties of perjury that no other persons have a right of homestead therein.

For Grantor's title, see Deed dated March 18, 1968 and recorded with the Suffolk County Registry of Deeds in Book 8191, Page 524.

- - Signatures on following pages --

WITNESS my hand and seal this 24th day of September, 2016.

Susan Lee Ballem

Susan Lee Ballem
f/k/a Susan Lee
By her Attorney-in-fact Kenneth A. Lee

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

On this 24th day of September, 2016, before me, the undersigned notary public, personally appeared Kenneth A. Lee as Attorney-in-fact for Susan Lee Ballem f/k/a Susan Lee proved to me through satisfactory evidence of identification, which were Massachusetts Driver's Licenses or Other: _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

John R Hope

Notary Public *John R Hope*
My Commission Expires: *April 7, 2017*



WITNESS my hand and seal this 24th day of September, 2016.



Susan Lee Ballem

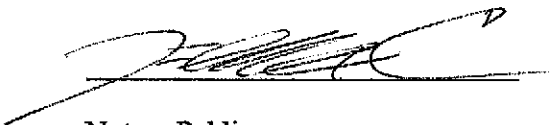
f/k/a Susan Lee

By her Attorney-in-fact John E. Lee

STATE OF VIRGINIA

COUNTY OF: Fairfax

On this 24th day of September, 2016, before me, the undersigned notary public, personally appeared John E. Lee as Attorney-in-fact for Susan Lee Ballem f/k/a Susan Lee proved to me through satisfactory evidence of identification, which were Virginia Driver's License or Other: _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public

My Commission Expires: 04/30/2020

