

UNOFFICIAL COPY

TRUSTEE'S DEED -

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THIS INDENTURE, made this 3rd day of August, 2004, between **EUGENE S. WAGNER**, as Trustee under the **EUGENE S. WAGNER LIVING TRUST DATED OCTOBER 16, 2001**, Grantor, and **SUSAN WAGNER**, of 3249 North Southport Avenue, Chicago, Cook County, Illinois, Grantee, WITNESSETH, that the Grantor, in consideration of the sum of Ten (\$10.00) Dollars, receipt whereof is hereby acknowledged and in pursuant of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor enabling, do hereby convey and warrant unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook in the State of Illinois, to-wit:



Doc#: 0426734144
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 09/23/2004 04:25 PM Pg: 1 of 3

PARCEL 1:

UNIT 2 IN THE 3249 NORTH SOUTHPORT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 5 IN BLOCK 3 IN WILLIAM J. GOUDY'S SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO, EVANSTON AND LAKE SUPERIOR RAILROAD, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0030192088, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS;

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE GARAGE SPACE NUMBER P-2 AND STORAGE SPACE NUMBER S-2, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0030192088.

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining. To Have and to Hold, the above granted premises unto the said Grantee.

Permanent Tax No. 14-20-326-004

Known As: Unit 2, 3249 North Southport Avenue, Chicago, Illinois 60657

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SUBJECT TO: Real estate taxes for the year 2003 and subsequent years and to building lines, easements of record and declaration of record.

IN WITNESS WHEREOF, the Grantor, as Trustee aforesaid, does hereunto set his hand and seal the day and year first above written.

Eugene E. Wagner

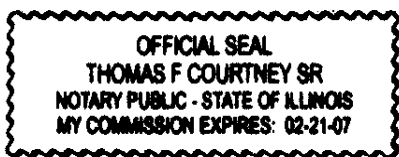
Eugene E. Wagner, as Trustee aforesaid

as Trustee aforesaid

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that EUGENE E. WAGNER, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, as such Trustee, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 3rd day of August, 2004.



Thomas F. Courtney Sr.

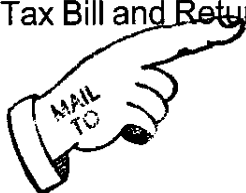
Notary Public

My commission expires 2-21-07

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Prepared by: Thomas F. Courtney, 7000 West 127th Street, Palos Heights, Illinois 60463

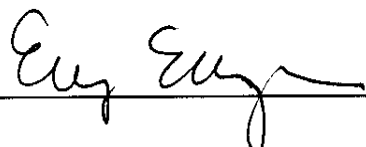
Tax Bill and Return to: Susan Wagner, Unit 2, 3249 N. Southport Avenue, Chicago, Illinois 60657



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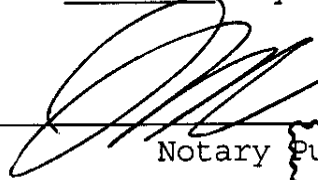
STATEMENT FOR BY GRANTOR AND GRANTEE

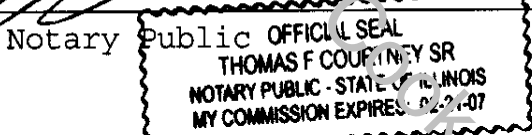
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate in Illinois.

Dated August 4, 2004 Signature: 


Grantor or Agent

Subscribed and sworn to before me
this 4th day of August, 2004





The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate in Illinois.

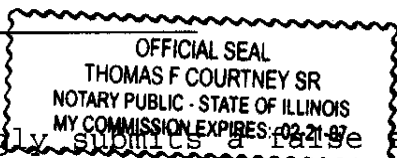
Dated August 4, 2004 Signature: 

Grantee or Agent

Subscribed and sworn to before me
this 4th day of August, 2004



Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)