

UNOFFICIAL COPY

4405022 1/2

TRUSTEE'S DEED **GIT** (420)

THIS INDENTURE, made this
4th day of April, 2011, between
Mary Carol Jania, as successor
trustee of the Nicolina Townsend
Trust Agreement dated 11/8/03, as
amended, as to an undivided one-
half interest, and Mary Carol
Jania, as successor trustee of the
John J. Townsend Trust Agree-
ment dated 11/8/03, whose
address is: 10637 S. Troy, Chicago, IL 60655

, party of the
first part, GRANTOR, and Patrick J. Townsend and Sonia Townsend, his wife as joint tenants with right
of survivorship, whose address is: 2958 S. Lowe, 2nd Floor, Chicago, IL 60616, party of
the second part, GRANTEES.



Doc#: 1111147019 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/21/2011 10:48 AM Pg: 1 of 2

WITNESSETH, that said party of the first part, in consideration of the sum of Ten (\$10.00) Dollars, and
other good and valuable considerations in hand paid, does hereby convey and warrant unto said party of the
second part, the following described real estate situated in Cook County, Illinois to-wit:

**Lot 48 in Block 5 in Albert Crane's Subdivision of the South 3/4 of the West 1/4 of the Southwest 1/4
of Section 28, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County,
Illinois.**

PIN: 17-28-327-002

c/k/a: 3003 S. Emerald Avenue, Chicago, IL 60616

together with the tenements and appurtenances thereunto belonging.

SUBJECT TO: general real estate taxes not due and payable at the time of Closing; covenants, conditions
and restrictions of record, building lines and easements, if any, provided that they do not interfere with the
current use and enjoyment of the Real Estate.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and
 behoof forever of said party of the second part.

**THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH THE AUTHORITY TO CONVEY
DIRECTLY TO THE GRANTEE NAMED HEREIN**

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in
said trustee by the terms of said deed or deed in trust delivered to said trustee in pursuance of the trust
agreement above mentioned.

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IN WITNESS WHEREOF, the party of the first part has signed the day and year first above written.

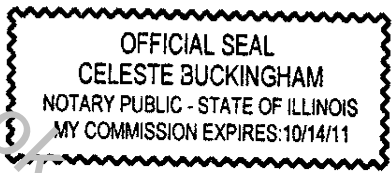
Mary Carol Jania Succ Hee
Mary Carol Jania, successor trustee as aforesaid

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)

I, a Notary Public in and for said County, and the State aforesaid, DO HEREBY CERTIFY that Mary Carol Jania, not personally, but as successor trustee as aforesaid, personally known to me to be the same person whose name is subscribed to the foregoing instrument, respectively appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act, and as the free and voluntary act of said Trust for the uses and purposes therein set forth.

Given under my Hand and Notarial Seal this 4 day of April, 2011.

Celeste Buckingham
Notary Public
My Commission Expires: 10-14-2011




AFTER RECORDING, DELIVER TO:
Patrick J. Townsend
3003 S. Emerald Ave.
Chicago, IL 60616

DELIVER SUBSEQUENT TAX BILLS TO:
Patrick J. Townsend
3003 S. Emerald Ave.
Chicago, IL 60616

CITY TAX

CITY OF CHICAGO



APR. 11. 11


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000010238

REAL ESTATE TRANSFER TAX
00855.00
FP 103018

CITY TAX

CITY OF CHICAGO



APR. 11. 11

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE


0000010237

REAL ESTATE TRANSFER TAX
02137.50
FP 103018

This instrument was prepared by: Nora Hurley Marsh/RICHARDS & MARSH, 200 S. Frontage Rd., Suite 322, Burr Ridge, IL 60527, 630/325-7600

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



APR. 12. 11


REVENUE STAMP

0000052057

REAL ESTATE TRANSFER TAX
00142.50
FP 103017

STATE TAX

STATE OF ILLINOIS



APR. 13. 11

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000814

REAL ESTATE TRANSFER TAX
00285.00
FP 103014