



Doc#: 1229931079 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/25/2012 03:45 PM Pg: 1 of 3

TRUSTEES' DEED

THE GRANTORS

Edward J. Gallagher, Trustee of the Joan Pawelski Living Trust under a Trust Agreement dated the 14th day of March, 2007, and as Trustee of the Robert G. Nutting Living Trust under a Trust Agreement dated the 14th day of March, 2007

(The Above Space for Recorder's Use Only)

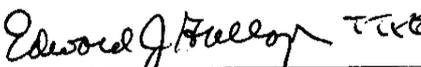
Of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) and all other good and valuable consideration in hand paid, CONVEY AND WARRANT to **THE GRANTEE**

James J. Sanders
4506 N. Beacon Street, #3, Chicago, IL 60640

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See Attached Exhibit "A" for legal description). TO HAVE AND TO HOLD said premises forever. **SUBJECT TO:** General Real Estate Taxes for 2012 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

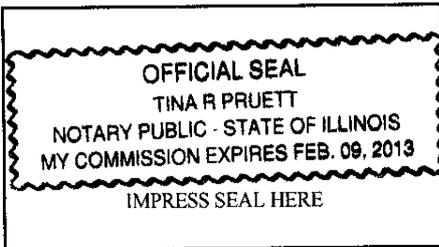
Address: 4506 N. Beacon Street, #3, Chicago, IL 60640
Permanent Index Number (Underlying) : 14-17-115-024-0000

DATED this 16th day of October, 2012.

 (SEAL)
Edward J. Gallagher, individually and as Trustee of the Joan Pawelski Living Trust under a Trust Agreement dated the 14th day of March, 2007

 (SEAL)
Edward J. Gallagher, Trustee of the Robert G. Nutting Living Trust under a Trust Agreement dated the 14th day of March, 2007

I, the undersigned, a Notary Public Cook County, the State of Illinois, DO HEREBY CERTIFY that: **Edward J. Gallagher, Trustee of the Joan Pawelski Living Trust dated March 14, 2007 and as Trustee of the Robert G. Nutting Living Trust dated March 14, 2007** 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, 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 16 day of October, 2012.

Commission expires FEB 9 20 13

NOTARY PUBLIC

This instrument was prepared by: DANIEL F. HOFSTETTER, LTD., 161 N. Clark Street, Suite 4700, Chicago, IL 60601

UNOFFICIAL COPY**Exhibit "A"
Legal Description**

Address: 4506 N. Beacon Street, #3, Chicago, IL 60640
Permanent Index Number (Underlying) : 14-17-115-024-0000

Legal Description:

UNIT #3 IN THE JOAN CONDOMINIUMS ON LOT TWO HUNDRED FIFTY ONE (251) (EXCEPT THE SOUTH TEN (10) FEET THEREOF) IN THE RESUBDIVISION OF LOTS TWO HUNDRED FORTY NINE (249), TWO HUNDRED FIFTY (250) AND TWO HUNDRED AND FIFTY ONE (251) IN SHERIDAN DRIVE SUBDIVISION BEING A SUBDIVISION OF THE NORTH THREE QUARTERS (3/4) OF THE EAST HALF (1/2) OF THE NORTH WEST QUARTER (1/4) OF SECTION SEVENTEEN (17), TOWNSHIP FORTY (40) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH THAT PART OF THE WEST HALF (1/2) OF SAID NORTH WEST QUARTER (1/4) SECTION WHICH LIES NORTH OF THE SOUTH EIGHT HUNDRED (800) FEET THEREOF AND EAST OF GREEN BAY ROAD IN COOK COUNTY, ILLINOIS, WHICH IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM AND RECORDED AS DOCUMENT NUMBER 1229639107, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Mail To:

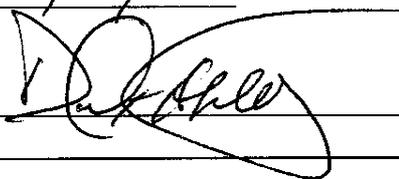
James J. Sanders
4506 N. Beacon Street, #3
Chicago, IL 60640

Send Subsequent Tax Bills To:

James J. Sanders
4506 N. Beacon Street, #3
Chicago, IL 60640

Exempt Under The Provisions
of Section 4 Paragraph E of
the Real Estate Transfer
Tax Act.

Date: 10/22/12

Sig.: 

City of Chicago
Dept. of Finance
630954



Real Estate
Transfer
Stamp

\$0.00

10/25/2012 15:29

dr00111

Batch 5,458,493

UNOFFICIAL COPY

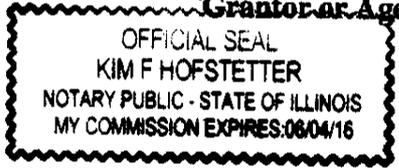
STATEMENT BY GRANTOR AND GRANTEE

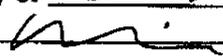
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to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

Dated 10/22, 2012

Signature: 

Grantor or Agent



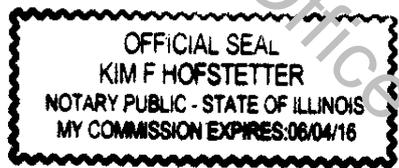
Subscribed and sworn to before me
By the said Daniel F. Hofstetter
This 22nd day of October, 2012
Notary Public 

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 title to real estate under the laws of the State of Illinois.

Date 10/22, 2012

Signature: 

Grantor or Agent



Subscribed and sworn to before me
By the said Daniel F. Hofstetter
This 22nd day of October, 2012
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)