

UNOFFICIAL COPY



Doc#: 1320012071 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/19/2013 11:24 AM Pg: 1 of 2

This instrument prepared by:
Thomas J. Dwyer
Thomas J. Dwyer & Associates, Inc.
401 South LaSalle Street, Suite 606
Chicago, Illinois 60605

Mail future tax bills to:
Elizabeth Huber
1025 Lathrop Avenue 155 N. Wacker Dr
River Forest, IL 60305 # 840
CHICAGO, IL 60606

Mail this recorded instrument to:
Leonard M. Monson
Kuhn, Heap & Monson
52 S. Washington Street, Suite 100
Naperville, IL 60540

130267300497

3/3

TRUSTEE'S DEED

This Indenture, made this 17th day of June, 2013, between Shelley Bagri, as Trustee of The Sushil Bagri Credit Shelter Trust dated October 3, 2009, as to a one-quarter (1/4) interest, and Shelley Bagri, as Trustee of The Shelley Bagri Revocable Living Trust dated November 30, 2009, as to a three-quarters (3/4) interest, as tenants in common, as to Parcel 1. as Trustee under the provision of a deed or deeds in trust duly recorded and delivered to said trustee in pursuance of a trust agreement, and Shelley Bagri, widow, as to Parcel 2, party of the first part, and Elizabeth Huber of 340 E. Randolph Street, Apt. 2105, Chicago, Illinois 60601, party of the second part. *as trustee of the Elizabeth C. Bernick Revocable Trust U/A/D 7/12/2011*

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in COOK County, State of Illinois, to wit:

Parcel 1: The North 70 feet of the South 100 feet of Lot 2 in Block 7 in Wallen and Probst's 3rd Addition to Oak Park, said addition being a subdivision of the West 2/3 of the West 1/2 of the South East 1/4 of Section 1, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The South 30 feet of Lot 2 and the North 25 feet of Lot 3 in Block 7 in Wallen & Probst's Third Addition to Oak Park, said addition being a Subdivision of the West 2/3 of the West 1/2 of the Southeast 1/4 of Section 1, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 15-01-404-003-0000 & 15-01-404-004-0000
Property Address: 1025 Lathrop Avenue, River Forest, IL 60305

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2012 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

To Have and To Hold the same unto said party of the second part, and to the proper use, benefit, and behold forever of said party of the second part.

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 deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written

[Handwritten signatures]

REAL ESTATE TRANSFER	07/03/2013
COOK	\$575.00
ILLINOIS:	\$1,150.00
TOTAL:	\$1,725.00



UNOFFICIAL COPY

Shelley Bagri, as Trustee of The Sushil Bagri Credit Shelter Trust dated October 3, 2009, as to a one-quarter (1/4) interest, as to Parcel 1

Shelley Bagri

Shelley Bagri, as Trustee of The Shelley Bagri Revocable Living Trust dated November 30, 2009, as to a three-quarters (3/4) interest, as to Parcel 1

Shelley Bagri

Shelley Bagri,
as to Parcel 2

Shelley Bagri

I, the undersigned, a Notary Public in and for the County and State aforesaid, DOES

HEREBY CERTIFY that Shelley Bagri, personally known to me as Trustee of The Sushil Bagri Credit Shelter Trust dated October 3, 2009, as to a one-quarter (1/4) interest, and as Trustee of The Shelley Bagri Revocable Living Trust dated November 30, 2009, as to a three-quarters (3/4) interest, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

STATE OF ILLINOIS)
COUNTY OF COOK)

) SS

Given under my hand and Notarial Seal this

11th day of June, 2013
[Signature]
Notary Public

VILLAGE OF RIVER FOREST

Real Estate Transfer Tax

Date 6/13/13 Amt Paid \$1,150.00

