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TRUSTEE'S DEED

Doc#: 1321441138 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/02/2013 02:55 PM Pg: 1 of 4

THIS INDENTURE, made this 12th day of July, 2013, between KAREN McGUIGAN-NOLAN, as Successor Trustee under the JAMES NOLAN DECLARATION OF TRUST dated APRIL 26, 1994, under the provisions of a deed or deeds in trust duly recorded in pursuance of a certain Trust Agreement dated APRIL 26, 1994 as to an undivided 1/2 interest, and KAREN K. McGUIGAN-NOLAN, Trustee under the KAREN K. McGUIGAN-NOLAN DECLARATION OF TRUST dated APRIL 26, 1994 under the provisions of a deed or deeds in trust duly recorded in pursuance of a certain Trust Agreement dated APRIL 26, 1994 as to an undivided 1/2 interest, parties of the first part, and the acting Trustee of the JEFFREY S. WITTMUS TRUST dated JULY 10, 2009, of the County of Cook, State of Illinois, party of the second part.

WITNESSETH, that said parties of the first part, in consideration of the sum of Ten and no. 100 (\$10.00) Dollars, and other good and valuable consideration in hand paid do hereby convey and warrant unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

LOT 17 AND THE SOUTH 1 FEET OF LOT 18 IN BLOCK 11 IN GRAND ADDITION TO EDISON PARK, A SUBDIVISION OF THE EAST 25 ACRES OF THE WEST 30 ACRES OF THE NORTH 60 ACRES AND THE NORTH 30 ACRES OF THE WEST 50 ACRES OF THE SOUTH 100 ACRES OF THE NORTH EAST 1/4 OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

Commonly known as 6921 N. Oleander, Chicago, Illinois 60631
PIN: 09-36-217-031-0000

together with the tenements and appurtenances thereunto belonging.

MAIL TO:
JAMES J. FLOOD, Esq.
6077 N. NORTHWIND ST.
CHICAGO, IL 60634

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1st AMERICAN TITLE order # 2440769
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Property of Cook County Clerk's Office

07/18/2013
 REAL ESTATE TRANSFER CHICAGO: \$4,087.50
 CTA: \$1,635.00
 TOTAL: \$5,722.50
 09-36-217-031-0000 | 20130701600211 | XL5QXA



07/18/2013
 REAL ESTATE TRANSFER COOK \$272.50
 ILLINOIS: \$545.00
 TOTAL: \$817.50
 09-36-217-031-0000 | 20130701600211 | QLEFMA



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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreements set forth.

In no case shall any party dealing with said Trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of these trusts have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreements; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect; b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

And the said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

This deed is executed by the parties of the first part, as Successor Trustee and Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreements above mentioned, and of every other power and authority thereunto enabling.

IN WITNESS WHEREOF, said parties of the first part have hereunto set her hand and seal the day and year first above written.

Karen Mc Guigan Nolan (SEAL)
KAREN McGUIGAN-NOLAN,
as Successor-Trustee as aforesaid

Karen Mc Guigan Nolan (SEAL)
KAREN McGUIGAN-NOLAN,
as Trustee as aforesaid

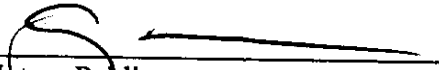
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State of Illinois)
) SS
 County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KAREN McGUIGAN-NOLAN as Successor Trustee of the JAMES NOLAN DECLARATON OF TRUST dated April 24, 1994, and KAREN McGUIGAN-NOLAN as Trustee of the KAREN McGUIGAN-NOLAN DECLARATION OF TRUST dated April 24, 1994, personally known to me to be the same person whose name is subscribed to the foregoing instruments, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instruments as her free and voluntary act as such Successor Trustee and Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal this 12 day of Sept, 2013

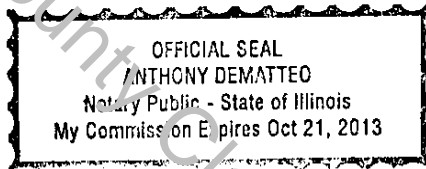
Commission expires:


 Notary Public

This instrument was prepared by:
 Attorney Anastasia Xinos
 Gardiner Koch Weisberg & Wrona
 1700 Park Street; Suite 102
 Naperville, Illinois 60563
 (630) 579-0635

Grantee's address and
Send subsequent tax bills to:
 Jeffrey S. Wittmus
 6921 N. Oleander
 Chicago, Illinois 60631

After recording please return to:
 James Flood
 James J. Flood Law Office
 6097 N. Northwest Highway
 Chicago, Illinois 60631



Property of Cook County Clerk's Office