

UNOFFICIAL COPY



Doc#: 1416226023 Fee: \$48.00
RHSP Fee: \$9.00 RPAF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/11/2014 11:33 AM Pg: 1 of 6

TRUSTEE'S DEED (Illinois)

This AGREEMENT made this 30th
day of May, 2014, between
Michael Bagazinski, Trustee of the
Michael Bagazinski Trust Dated April 6,
2011 and Kirsten Krantz Trustee of
The Kirsten Krantz Trust Dated April 6, 2011
Grantor, and Jeffrey Stevens and Megan

Stevens, Grantees. *AS
HUSBAND AND WIFE*

WITNESSES: The Grantor in consideration of the sum of ten dollars (\$10.00) and any other good and valuable consideration receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, do hereby convey a quitclaim unto the Grantees, not in joint tenancy, not as tenants in common, but in tenancy by the entirety, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number: 14-30-116-043-0000

Address of Real Estate: 2340 W. Wolfram ^{St.}, Chicago, Illinois 60618

together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

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 deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the deliver hereof.

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

** Michael Bagazinski*

Michael Bagazinski, Trustee of the Michael Bagazinski Trust Dated April 6, 2011

REAL ESTATE TRANSFER	06/03/2014
CHICAGO:	\$2,797.50
CTA:	\$1,119.00
TOTAL:	\$3,916.50

14-30-116-043-0000 | 20140501606972 | MY7J99

REAL ESTATE TRANSFER	06/03/2014
COOK	\$186.50
ILLINOIS:	\$373.00
TOTAL:	\$559.50

14-30-116-043-0000 | 20140501606972 | MFS57F

Robin and WSA 330372 (1962)

*S Y
P 5
S N
SC Y
INT*

✓

UNOFFICIAL COPY

STATE OF Illinois)
) SS
COUNTY OF Cook)

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Michael Bagazinski, Trustee of the Michael Bagazinski Trust Dated April 6, 2011, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this ___ day of May, 2014

NOTARY PUBLIC

Commission Expires

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

* Kirsten Krantz

Kirsten Krantz, Trustee of the Kirsten Krantz Trust Dated April 6, 2011

STATE OF Illinois)
) SS
COUNTY OF Cook)

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Kirsten Krantz, Trustee of the Kirsten Krantz Trust Dated April 6, 2011, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

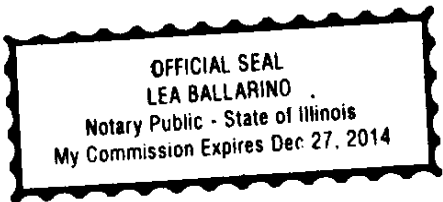
GIVEN under my hand and official seal, this 29th day of May, 2014

Lea Ballarino

NOTARY PUBLIC

12/27/14

Commission Expires



UNOFFICIAL COPY**TRUSTEE'S
DEED
(Illinois)**

This AGREEMENT made this ____ day of May, 2014, between Michael Bagazinski, Trustee of the Michael Bagazinski Trust Dated April 6, 2011 and Kirsten Krantz Trustee of The Kirsten Krantz Trust Dated April 6, 2011 Grantor, and Jeffrey Stevens and Megan Stevens, Grantees.

WITNESSES: The Grantor in consideration of the sum of ten dollars (\$10.00) and any other good and valuable consideration receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, do hereby convey a quitclaim unto the Grantees, not in joint tenancy, not as tenants in common, but in tenancy by the entirety, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number: 14-30-116-043-0000

Address of Real Estate: 2340 W. Wolfram, Chicago, Illinois 60618

together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

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 deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the deliver hereof.

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

Michael Bagazinski, Trustee of the Michael Bagazinski Trust Dated April 6, 2011

UNOFFICIAL COPY

EXHIT A – LEGAL DESCRIPTION

Property address: 2340 W. Wolfram, Chicago, Illinois 60618

Property index number: 14-30-116-043-0000

Legal description:

PARCEL 1: THAT PART OF LOTS 16 AND 17 IN BLOCK 9 IN "CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO" IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1012323, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 18; THENCE N 89 DEGREES 54'25" E, ALONG THE NORTH LINE OF WEST WOLFRAM STREET, A DISTANCE OF 38.50 FEET TO THE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; THENCE N 00 DEGREES 00'00" E, 50.79 FEET; THENCE N 90 DEGREES 00'00" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 15.00 FEET; THENCE S 00 DEGREES 00'00" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 50.77 FEET TO A POINT IN THE SOUTH LINE OF SAID BLOCK 9, ALSO BEING THE NORTH LINE OF WOLFRAM STREET; THENCE S 89 DEGREES 54'25" W, ALONG SAID SOUTH LINE OF SAID BLOCK 9, 15.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR RIVER WALK TOWNHOMES PHASE II HOMEOWNERS' ASSOCIATION RECORDED AUGUST 23, 2002 AS DOCUMENT NUMBER 0020929677 AND BY DECLARATION OF EASEMENTS AND COVENANTS FOR THE RIVER WALK LOFTS CONDOMINIUM, THE RIVER WALK TOWNHOMES CONDOMINIUM AND THE TAMARACK AT RIVER WALK TOWNHOMES RECORDED MARCH 9, 2000 AS DOCUMENT 00170099.

UNOFFICIAL COPY

This instrument was prepared by:

Ami J. Oseid
Attorney at Law
3653 W. Irving Park Road
Chicago, Illinois 60618

MAIL DEED TO:

Ami J. Oseid
Attorney at Law
3653 W. Irving Park Road
Chicago, Illinois 60618

MAIL SUBSEQUENT TAX BILLS TO:

Jeffrey Stevens
2340 W. Wolfram
Chicago, Illinois 60618

Property of Cook County Clerk's Office