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TRUSTEE'S DEED

STCO/146-28535
1/2 an



Doc#: 1513519149 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/15/2015 03:09 PM Pg: 1 of 3

THIS INDENTURE, made this 26th day of April, 2015 between DAVID GENSON, Trustee, of a Trust Agreement, known as the 2350 NORTH ELSTON AVENUE LAND TRUST, GRANTOR, AND 2343-47 N. ELSTON AVE., LLC, of GLENCOE, IL, GRANTEE.

WITNESSETH, that said Grantor in consideration of the sum of Ten Dollars (\$10.00) 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 Grantors hereunto enabling, do hereby convey and warrant unto the Grantee, in fee simple, the following described real estate, situated in the county of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Index No 14-31-203-013-0000 AND 14-31-203-012-0000
PROPERTY ADDRESS: 2348-52 NORTH ELSTON AVENUE, CHICAGO, IL 60614

This deed is executed by the party of the first part, as 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 and the provisions of said Trust Agreement above mentioned, and of every other power and authority hereunto enabling.

Releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


Subject to General taxes for 2014 and subsequent years
Covenants, conditions and restrictions of record



Dated this 26th day of April, 2015



DAVID GENSON, TRUSTEE

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

REAL ESTATE TRANSFER TAX		06-May-2015
	CHICAGO:	8,250.00
	CTA:	3,300.00
	TOTAL:	11,550.00
14-31-203-012-0000 20150401681502 1-564-996-992		

REAL ESTATE TRANSFER TAX		08-May-2015
	COUNTY:	550.00
	ILLINOIS:	1,100.00
	TOTAL:	1,650.00
14-31-203-012-0000 20150401681502 1-658-981-760		

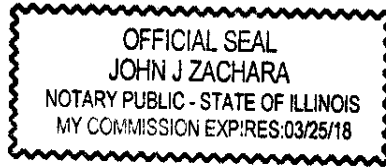
CCRD REVIEWER 

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State of ILLINOIS }
 } SS
County of COOK }

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that DAVID GENSON, TRUSTEE of a Trust Agreement known as the 2350 NORTH ELSTON AVENUE LAND TRUST, 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.

Given under my hand and notary seal this
26th day of April, 2015





Notary Public

This instrument prepared by John J. Zachara, Attorney at Law, 53 West Jackson Blvd, Suite 640, Chicago, Illinois 60604

Mail to: The Payne Law Office
6444 North Milwaukee Avenue
Chicago, IL 60631

Subsequent tax Bill: 2342-47 N. Elston Ave., LLC
1104 Fairfield Road
Glencoe, IL 60022

Property of Cook County Clerk's Office

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ALTA Commitment (6/17/06)

COMMITMENT FOR TITLE INSURANCE SCHEDULE A

Exhibit A - Legal Description

Lots 14, 15 and 16 in Block 7 in Fullerton's Addition to Chicago in the North 1/2 of the Northeast 1/4 of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office