

# UNOFFICIAL COPY



**This instrument prepared by:**

Joseph A. La Zara  
7246-W. Touhy  
Chicago, IL 60631

Doc#: 1608912018 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/29/2016 09:55 AM Pg: 1 of 2

**Mail future tax bills to:**

Yixiang Liu  
6802 W. Highland Avenue  
Chicago, IL 60631

**Mail this recorded instrument to:**

Lake Cook Law Group  
747 Lake Cook Road, Suite 211  
Deerfield, IL 60015

160256303309

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## TRUSTEE'S DEED

This Indenture, made this 17th day of March, 2016, between Laura Byrne and Michelle Cerasani as successor trustees of the Therese Mazalewski Trust No. 1 dated October 8, 2009 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 dated October 8, 2009, and known as The Therese Mazalewski Trust No. 1, party of the first part, and Yixiang Liu of 625 W. Madison, #2408, Chicago, Illinois 60661, party of the second part.

*X AN UNMARRIED MAN*

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:

LOT 13 (EXCEPT THE WEST 3 FEET THEREOF) IN BLOCK 62 OF HRUBY AND COMPANY'S RESUBDIVISION OF BLOCKS 52, 56, 57 AND 62 AS PLATTED AND SUBDIVIDED BY THE NORWOOD LAND AND BUILDING ASSOCIATION, AND BEING A SUBDIVISION OF PART OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 13-06-200-024-0000  
Property Address: 6802 W. Highland Avenue, Chicago, IL 60631

REAL ESTATE TRANSFER TAX	23-Mar-2016
COUNTY:	177.50
ILLINOIS:	355.00
TOTAL:	532.50

13-06-200-024-0000 | 20160301682546 | 0-549-049-920

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2015 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.

REAL ESTATE TRANSFER TAX	23-Mar-2016
CHICAGO:	2,662.50
CTA:	1,065.00
TOTAL:	3,727.50*

13-06-200-024-0000 | 20160301682546 | 1-395-945-024

\* Total does not include any applicable penalty or interest due.

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### 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.

*Laura Byrne*

Laura Byrne, Successor Trustee of the Therese Mazalewski Trust No. 1

*Michelle Cerasani*

Michelle Cerasani, Successor Trustee of the Therese Mazalewski Trust No. 1

STATE OF ILLINOIS )

COUNTY OF COOK )

) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Laura Byrne as successor trustees of the Therese Mazalewski Trust No. 1 dated October 8, 2009, as Trustee(s) aforesaid, 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.



Given under my hand and Notarial Seal this 17<sup>th</sup> day of MARCH, 2016.

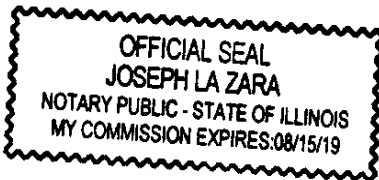
*Michael Anthony Manges*  
Notary Public

STATE OF ILLINOIS )

COUNTY OF COOK )

) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Michelle Cerasani as successor trustees of the Therese Mazalewski Trust No. 1 dated October 8, 2009, as Trustee(s) aforesaid, 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.



Given under my hand and Notarial Seal this 14 day of MARCH, 2016.

*Joseph La Zara*  
Notary Public