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Doc#: 1610357041 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/12/2016 09:51 AM Pg: 1 of 4

Dec ID 20160301684225
ST/CO Stamp 2-143-637-056 ST Tax \$525.00 CO Tax \$262.50
City Stamp 1-176-096-320 City Tax: \$5,512.50

BWL6-24779 282 DC

THIS TRUSTEE'S DEED, made this 28th day of March, 2016 by **MELINDA SUE WALBERG** as trustee under the 2008 Christopher Walberg Trust Agreement dated the 11th day of September 2008 ("**Grantor**"), does hereby convey and warrant unto **1944 SUPERIOR, LLC**, an Illinois limited liability company ("**Grantee**"), **WITNESSETH**, that Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt of which is hereby acknowledged, and pursuant to authority given by Grantor, **CONVEYS** and **WARRANTS** unto Grantee, and its successors and assigns, **FOREVER**, the following described real estate situated in the County of Cook and the State of Illinois known and as described on Exhibit "A" attached hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And Grantor, for herself and her successors and heirs, does hereby covenant, promise and agree, to and with Grantee, its successors and assigns, that she has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that with respect to the said premises, Grantor will Warrant and Defend against all persons lawfully claiming, or to claim the same.

Subject to the following matters, if any:

- General taxes for 2015 and subsequent years;

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

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- Covenants, easements and restrictions of record.

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28th IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set her hand this day of March, 2016.

Melinda Sue Walberg
MELINDA SUE WALBERG as
 trustee under the 2008 Christopher
 Walberg Trust Agreement dated the
 11th day of September 2008

STATE OF ILLINOIS)

) SS.
 COUNTY OF McDonough)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that **MELINDA SUE WALBERG** as trustee under the 2008 Christopher Walberg Trust Agreement dated the 11th day of September 2008, personally known to me or proven 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 this instrument as her free and voluntary act as said trustee, Grantor, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 28th day of March, 2016.



Sherry L Burke
 Notary Public

Commission expires November 14, 2016

PREPARED BY AND MAIL TO:

Schain, Banks, Kenny & Schwartz, Ltd.
 70 W. Madison St., Ste. 5300
 Chicago, IL 60602
 Attention: Tyler Manic

SEND SUBSEQUENT TAX BILLS TO:

1944 SUPERIOR, LLC
 1944 W. Superior St.
 Chicago, IL 60622



REAL ESTATE TRANSFER TAX		05-Apr-2016
	COUNTY:	262.50
	ILLINOIS:	525.00
	TOTAL:	787.50
17-07-200-029-0000 20160301684225 2-143-637-056		

REAL ESTATE TRANSFER TAX		05-Apr-2016
	CHICAGO:	3,937.50
	CTA:	1,575.00
	TOTAL:	5,512.50 *
17-07-200-029-0000 20160301684225 1-176-096-320		

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

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 32 IN H. M. THOMPSON'S RESUBDIVISION OF BLOCK 4 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS OF PROPERTY: 1944 WEST SUPERIOR STREET
CHICAGO, ILLINOIS 60622

PIN: 17-07-200-029-0000

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