

UNOFFICIAL COPY

TRUSTEE'S DEED

(Illinois)

(Individual to Individual)

Prepared By & Mail To:
HEGARTY, KOWOLS &
ASSOCIATES PC
301 W. Touhy
Park Ridge, IL 60068



Doc#: 1611844015 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/27/2016 11:27 AM Pg: 1 of 3

SEND TAX BILLS TO:

Dorothy Flynn
7003 N. Tonty
Chicago, IL 60646

This AGREEMENT, made this 15 day of April, 2016, between Dorothy Flynn, as Successor Trustee under the Trust Agreement dated March 17, 1994 and amended May 5, 2005 and known as the MARY E. ZYDOWSKY TRUST, Grantor, and

Dorothy Flynn, of 7003 N. Tonty, Chicago, IL 60646, Grantee.

WITNESS: The Grantor(s) 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(s) as Trustee(s) and of every other power and authority the Grantor(s) hereunto enabling, do(es) hereby convey a quitclaim unto the Grantee(s), in fee simple the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

LOT TWENTY-SEVEN (27) IN GEORGE C. YOST'S 4TH ADDITION TO CANFIELD TALCOTT RIDGE ADDITION TO CHICAGO BEING A RESUBDIVISION OF PART OF LOT 3 IN FREDERICK KOEHLER ESTATE SUBDIVISION IN THE WEST HALF (1/2) OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JULY 27, 1955 AS DOCUMENT NUMBER 1610221.

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

Permanent Real Estate Index Number: 12-01-133-021-0000
Address(es) of Real Estate: 7746 W. Peterson Ave., Chicago, IL 60631

IN WITNESS WHEREOF; the grantor, as successor trustee as aforesaid, have hereunto set her hand and seal the day and year first above written.

Dorothy Flynn
Dorothy Flynn, as trustee as aforesaid

RUSA

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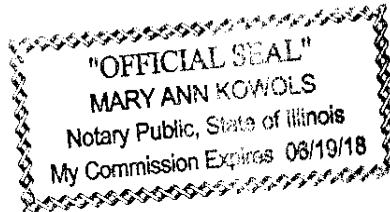
State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dorothy Flynn, as Successor Trustee under the MARY E. ZYDOWSKY TRUST, Dated March 17, 1994 and amended May 5, 2005, is 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 acknowledge that she signed, sealed and delivered the said instrument as her free and voluntary act as such trustees, for the uses and purposes therein set forth.


Given under my hand and official seal, this 15 day of April, 2016
 Commission expires 6/19/2018

Mary Ann Kowols

Exempt under Real Estate Transfer Tax Law
 35 ILCS 200/31-45 sub par E and Cook
 County Ord. 93-0-27 par E.





Mary Ann Kowols 4/15/16

REAL ESTATE TRANSFER TAX		27-Apr-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

12-01-133-021-0000 | 20160401695600 | 0-432-820-544

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

REAL ESTATE TRANSFER TAX		27-Apr-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

12-01-133-021-0000 | 20160401695600 | 0-092-164-415

STATEMENT BY GRANTOR AND GRANTEE

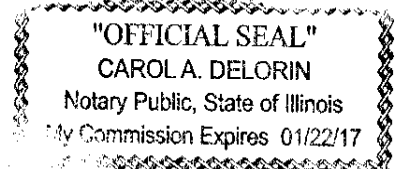
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated April 26, 2016

Signature Mary Ann Kowals
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID MARY ANN KOWALS
THIS 26 DAY OF April
20 16.

NOTARY PUBLIC Carol Delorin



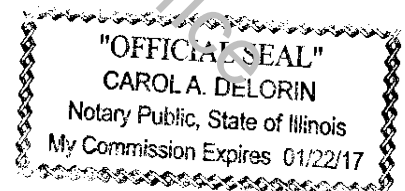
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date April 26, 2016

Signature Mary Ann Kowals
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID MARY ANN KOWALS
THIS 26 DAY OF April
20 16.

NOTARY PUBLIC Carol Delorin



Note: Any person who knowingly submits a false statement concerning the identify of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]