

UNOFFICIAL COPY



Doc#: 1620110101 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/19/2016 02:12 PM Pg: 1 of 3

16 Paw041145Pk. Jand
AND

Property of Cook County Clerk's Office

This space reserved for Recorder's use only.

After recording, return to

Petacque & Wall LLC
Attn: Peter T. Wall
1200 N. Ashland Ave., Suite 600
Chicago, Illinois 60622

TRUSTEE'S DEED

GRANTOR, Matthew J. Wilbur, as Trustee of the Matthew J. Wilbur Living Trust dated March 24, 1999 ("Grantor"), for and in consideration of ten and 00/100 dollars (\$10.00), and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby CONVEY, with special limited warranties, to NORTH ELSTON ASSOCIATES, LLC, an Illinois limited liability company ("Grantee"), the following-described real estate (the "Real Estate") situated in Cook County, Illinois:

[See Exhibit A attached hereto and made a part hereof.]

Commonly Known As: 1535 N. Elston Ave., Chicago, Illinois 60642

Property Index Numbers: 17-05-104-014-0000; 17-05-104-015-0000; 17-05-104-016-0000

Together with the tenements and appurtenances thereunto belonging,

Subject only to (a) encroachment of the iron fence located on the subject property and onto the property North and adjoining by .26 feet. Encroachment of the chain link fence located on the subject property onto the property North and adjoining by .68 feet and onto the property East and adjoining by 2.79 feet and onto the property South and adjoining by .28 feet, as depicted on survey made by B.H. Suhr & Company, Inc. dated February 5, 2016 as order number 16-11; (b) Terms, conditions and limitations contained in the no further remediation letter issued by the Illinois environmental protection agency and recorded December 18, 2001 as document number 0011201235; and (c) general real estate taxes not yet due or payable.

REAL ESTATE TRANSFER TAX	15-Jul-2016
CHICAGO:	10,950.00
CTA:	4,380.00
TOTAL:	15,330.00 *

17-05-104-014-0000 | 20160701631628 | 1-421-696-320

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

REAL ESTATE TRANSFER TAX	15-Jul-2016
COUNTY:	730.00
ILLINOIS:	1,460.00
TOTAL:	2,190.00

17-05-104-014-0000 | 20160701631628 | 0-925-719-872

334
GTH

7

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the 8th day of July, 2016.

By: *Matthew J. Wilbur*
Matthew J. Wilbur, Trustee
Matthew J. Wilbur Living Trust dated March 24, 1999

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

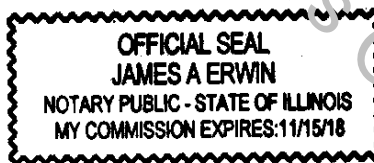
I, James A. Erwin, a Notary Public in and for the County and State aforesaid, do hereby certify that Matthew J. Wilbur, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of the Matthew J. Wilbur Living Trust dated March 24, 1999, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 8th day of July, 2016.

James A. Erwin
Notary Public

My Commission Expires:

11-15-18



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOTS 19, 20 AND 21 IN DINETS SUBDIVISION OF BLOCK 32 IN ELSTON ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1535 N. Elston Ave., Chicago, Illinois

Property of Cook County Clerk's Office