

# UNOFFICIAL COPY

Doc#: 1706208092 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/03/2017 01:11 PM Pg: 1 of 3

40029485 1/4

TRUSTEE'S DEED  
ILLINOIS STATUTORY

Dec ID 20170201615873  
ST/CO Stamp 0-676-448-960 ST Tax \$175.00 CO Tax \$87.50  
City Stamp 1-605-553-344 City Tax: \$1,837.50

GIT

Property of Cook County Clerk's Office

THE GRANTOR, James T. Fox, as Trustee under the James Fox Declaration of Trust Dated August 18, 1994, of 9717 S. 76th Avenue, the City of Bridgeview, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and Warrants, to Something Flyer, LLC the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A.


**SUBJECT TO:** covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

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

Permanent Real Estate Index Number: 24-13-224-033-0000



Address of Real Estate: 10552 S. Western Ave., Chicago, IL 60643

Dated this 24th day of February, 2017

REAL ESTATE TRANSFER TAX		03-Mar-2017
	CHICAGO:	1,312.50
	CTA:	525.00
	TOTAL:	1,837.50 *

24-13-224-033-0000 | 20170201615873 | 1-605-553-344

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

REAL ESTATE TRANSFER TAX		03-Mar-2017	
		COUNTY:	87.50
		ILLINOIS:	175.00
		TOTAL:	262.50

24-13-224-033-0000 | 20170201615873 | 0-676-448-960

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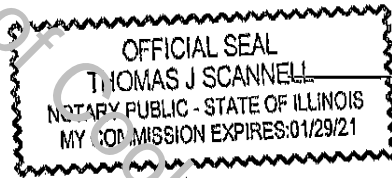
*James T. Fox*  
 \_\_\_\_\_  
 James T. Fox, as Trustee under the James Fox  
 Declaration of Trust Dated August 18, 1994

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James T. Fox, 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 24 day of

Feb 2017



\_\_\_\_\_  
(Notary Public)

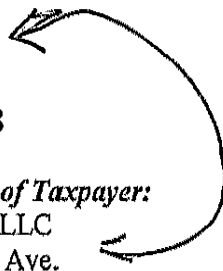
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**Prepared By:** Thomas J. Scannell  
 9901 S. Western Avenue, Suite 100  
 Chicago, Illinois 60643

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**Mail To:**  
 Ted M. Word  
 Attorney at Law  
 P.O. Box 5191,  
 Lansing, IL 60438

**Name & Address of Taxpayer:**  
 Something Flyer, LLC  
 10552 S. Western Ave.  
 Chicago, IL 60643



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## EXHIBIT A

LOT 18 IN BLOCK 2 IN RUETER AND COMPANY'S MORGAN PARK MANOR, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 10552 S Western Avenue, Chicago, IL 60643  
Tax Number: 24-13-224-033

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