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TRUSTEE'S DEED



1712816113D

Doc# 1712816113 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/08/2017 04:21 PM PG: 1 OF 4

KATHRYN L. KYLE, not individually but solely as Successor Trustee of the Joseph L. Kyle Living Trust under Agreement dated May 18, 2016, as amended, of Cook County of Chicago, Illinois ("Grantor"), for and in consideration of the sum of

TEN AND NO/100'S DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to **KATHRYN L. KYLE**, a widow, of Chicago, Illinois ("Grantee"), all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

See attached Exhibit "A" for legal description.

Permanent Index Number: 20-02-106-043-1007

Address of Real Estate: 4060 S. Ellis Ave., Unit 1S, Chicago, IL 60653

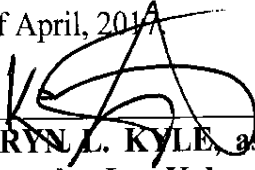
General Real Estate taxes not due and payable on 2016; building lines and building restrictions of record; zoning and building laws and ordinances; public and utility easement; covenants and restrictions of record; party wall rights and agreements, if any; existing lease or tenancies; the Buyer's mortgage or trust deed, acts done or suffered by or through the Buyer.

[SIGNATURE PAGE TO FOLLOW]

Bpm

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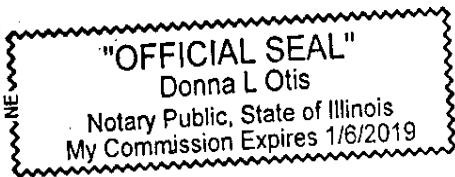
IN WITNESS WHEREOF, Grantor has caused her name to be signed to this Trustee's Deed as such Successor Trustee as of this 12 day of April, 2017

By: 
KATHRYN L. KYLE, as Successor Trustee of
the Joseph L. Kyle Living Trust under
Agreement dated May 18, 2016, as amended

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County in the State aforesaid, DO HEREBY CERTIFY that KATHRYN L. KYLE, personally known to me as the same person whose number 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, and as the free and voluntary act of the successor Trustee, for uses and purposes therein set forth

GIVEN under my hand and official seal this 12 day of April, 2017.



[SEAL]


Notary Public

Commission Expires: 1/6/2019


Instrument Prepared By:



Donna L. Otis
Otis Law Group, Ltd.
1525 E. 53rd Street, Suite 439
Chicago, IL 60615

After recording, this instrument should be returned to:

Donna L. Otis
Otis Law Group, Ltd.
1525 E. 53rd Street, Suite 439
Chicago, IL 60615

Send Future Tax Bills to:
Kathryn L. Kyle
4060 S. Ellis Ave., Unit 1S
Chicago, IL 60653

REAL ESTATE TRANSFER TAX		09-May-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
20-02-106-043-1007 20170501651633 1-956-860-352		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		09-May-2017
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-02-106-043-1007 20170501651633 0-868-045-248		

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Exhibit "A"
Legal Description

ALL THAT CERTAIN CONDOMINIUM SITUATED IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS:

PARCEL 1: UNIT 1 SOUTH IN THE ETHEL, 4058 SOUTH ELLIS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 2 IN C.R. STEELES RESUBDIVISION OF LOTS 11, 12, 13 AND 14 IN BLOCK 14 IN CLEAVERVILLE IN FRACTIONAL NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 38-NORTH, RANGE 14-EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 98887612, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NOS. 6 AND 7, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 98887612.

BY FEE SIMPLE DEED FROM URBAN FISHING COMMUNITY DEVELOPMENT CORPORATION AS SET FORTH IN DOC # 08163006 DATED 12/11/1998 AND RECORDED 12/22/1998, COOK COUNTY RECORDS, STATE OF ILLINOIS:

Tax/Parcel ID: 20-02-106-043-1007

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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.

DATED: 4/12/2017

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Donna L. Otis

By the said (Name of Grantor): Kathryn L. Kyle

On this date of: 4/12/2017

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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.

DATED: 4/12/2017

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

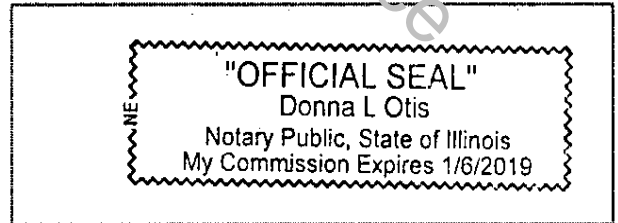
Subscribed and sworn to before me, Name of Notary Public: Donna L. Otis

By the said (Name of Grantee): Kathryn L. Kyle

On this date of: 4/12/2017

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity 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 **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)