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UNOFFICIAL COPY

TRUSTEE'S DEED

Doc#: 1717118067 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/20/2017 01:34 PM Pg: 1 of 2

Dec ID 20170601670817
ST/CO Stamp 1-723-763-136 ST Tax \$218.00 CO Tax \$109.00
City Stamp 0-777-709-248 City Tax: \$2,289.00

NORTH AMERICAN TITLE CO.

VZ 264220

Above Space for Recorder's Use Only

THIS INSTRUMENT, made this 14 day of June, 2017 by Jodi L. Biancalana as Successor Trustee of the Mary Ann Wagner Living Trust under agreement dated July 15, 2014 hereinafter referred to as Grantor, and Juan Gaytan and Gladys Osorio, hereinafter referred to as Grantee:

WHEREAS, Grantor is the duly acting Trustee of Mary Ann Wagner, as Trustee of the Mary Ann Wagner Living Trust under agreement dated July 15, 2014, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantor, not individually but as such Trustee, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to: Juan Gaytan and Gladys Osorio pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as 2144 N. Newland, Chicago, legally described as:

LOT 5 IN THE RESUBDIVISION OF LOTS 1, 2, 3 AND 4 IN BLOCK 1 IN HILLSIDE, BEING A SUBDIVISION OF THE EAST 1/3 OF THE SOUTH 1/2 OF THE WEST 1/2 AND THE WEST 1/3 OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2016 and subsequent years.

Permanent Index Number: 13-31-121-027-0000

Address(es) of Real Estate: 2144 N. Newland Avenue, Chicago, Illinois 60707

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustee, in and to the premises.

IN WITNESS WHEREOF, Grantor, not individually, but as Trustee aforesaid, has hereunto set his hand and seal the day and year first above written.

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UNOFFICIAL COPY

Jodi L. Biancalana Successor Trustee
 Jodi L. Biancalana as Successor Trustee of the Mary Ann Wagner Living Trust under agreement dated July 15, 2014

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 Jodi L. Biancalana as Successor Trustee of the Mary Ann Wagner Living Trust under agreement dated July 15, 2014 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 he signed, sealed and delivered the said instrument as such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 14 day of June, 2017.

Commission expires



Marc W. Sargis
 NOTARY PUBLIC

This instrument was prepared by: Marc W. Sargis, Attorney at Law, 7366 N. Lincoln, Suite 408, Lincolnwood, IL 60712

MAIL TO:

Scott A. Brower
~~13450 Summit Ave., Unit 140~~
~~Oakbrook Terrace, IL 60184~~
 608 S. Washington St. #311
 NAPERVILLE IL 60540

SEND SUBSEQUENT TAX BILLS TO:

Glady Osoio and Juan Gaytan
 2144 N. Newland Ave.
 Chicago, IL 60707

REAL ESTATE TRANSFER TAX		20-Jun-2017
	COUNTY:	109.00
	ILLINOIS:	218.00
	TOTAL:	327.00
13-31-121-027-0000 20170601670817 1-723-763-136		

REAL ESTATE TRANSFER TAX		20-Jun-2017
	CHICAGO:	1,835.00
	CTA:	654.00
	TOTAL:	2,289.00 *
13-31-121-027-0000 20170601670817 0-777-709-248		

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