

UNOFFICIAL COPY

17-42874-1/1
WARRANTY DEED
INTO TRUST



Doc# 1720504024 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/24/2017 11:25 AM PG: 1 OF 4

THE GRANTOR,

MARIAN BAGINSKI
Married to
MARGO RZATA

in consideration of TEN and NO/100 dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, in hand paid, by these presents do hereby sell, transfer, convey and warrant to:

FREDERICK S. NIEF, as Trustee under the provisions of a trust agreement known as the FREDERICK S. NIEF DECLARATION OF TRUST DATED MARCH 10, 2011 as to an undivided 50% interest, and KATHLEEN M. NIEF, as Trustee under the provisions of a trust agreement known as the KATHLEEN M. NIEF DECLARATION OF TRUST DATED MARCH 10, 2011 as to an undivided 50% interest, of 1831 Elmore Ave., Downers Grove, IL (hereinafter referred to as said trustee, regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement.

all right, title and interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

^{P-1}
UNIT 19 AND UNIT P-4, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE BRIDGEPORT CROSSING CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 99-6877-17 IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

To have and to hold the said real estate as above described, with the appurtenances, upon the trusts, and for the uses and purposes as set forth in said trust agreements. Hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois.

Subject to General Taxes for 2016 and subsequent years, covenants, conditions, and restrictions of record; and building lines and easements, if any.

Permanent Index Number (PIN): 17-32-103-049-1004; 17-32-103-049-1015;

17-32-103-049-1012

Address of Property: 3119 S. Benson, Chicago, Illinois 60608

MARGO RZATA, married to MARIAN BAGINSKI, hereby waives any and all right, title and interest she may have in the above described real estate by virtue of the Homestead Laws of the State of Illinois.

Margo Rzata
Margo Rzata

1/1 mail To
Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601
PT17-42874

SPS
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DATED this 17 day of July, 2017.

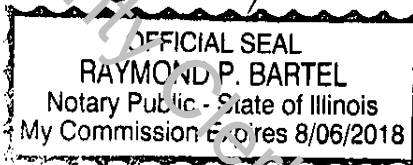
Marian Baginski
Marian Baginski

STATE OF ILLINOIS
COUNTY OF COOK

I _____, a Notary Public, in and for the aforesaid County and State, do hereby certify, that MARIAN BAGINSKI and MARGO RZATA, personally known to me to be the same persons whose names are 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 purposes and uses therein set forth, including the release and waiver of his right of homestead.

Given under my hand and official seal this 17th day of July, 2017.

Raymond P. Bartel
NOTARY PUBLIC



Mail Tax Bills To:

FREDERICK NIBB
1831 ELMWOOD
DUNWOODS LAWS, IL 60515

Mail Deed To:

SCOTT JONSON
101 N. WACKER # 609
CHICAGO, IL 60606

This instrument prepared by: Raymond P. Bartel, 10165 Kathy Ct. Des Plaines, Ill. 60016

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REAL ESTATE TRANSFER TAX

19-Jul-2017



CHICAGO:

2,017.50

CTA:

807.00

TOTAL:

2,824.50

17-32-103-049-1004 | 20170701690836 | 0-633-146-816

* Total does not include any applicable penalty or interest due

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

19-Jul-2017



COUNTY:	134.50
ILLINOIS:	269.00
TOTAL:	403.50

17-32-103-049-1004

20170701690836

0-687-142-336

Property of Cook County Clerk's Office