

UNOFFICIAL COPY

Fidelity National Title
SC 1702 3919
TRUSTEE'S DEED

Doc#: 1731746204 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/13/2017 10:52 AM Pg: 1 of 2

ILLINOIS

Dec ID 20170901630853
ST/CO Stamp 1-748-455-456 ST Tax \$273.00 CO Tax \$136.50
City Stamp 1-542-434-752 City Tax: \$2,866.50

Above Space for Recorder's Use Only

This AGREEMENT between Carol A. Krueger, Trustee under the provisions of a Trust agreement and known as The Carol A. Krueger Living Trust dated June 9, 2007 as Trustee and Grantor, of the City of Chicago, County of Cook, State of Illinois and Grantee(s) Sandra Cartagena of, 5255 W. Wrightwood Ave., Chicago, IL 60639, Illinois, WITNESSES: The Grantor(s) in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor(s) as said Trustee(s) and of every other power and authority the Grantor(s) hereunto enabling, do(es) hereby CONVEY and QUITCLAIM unto the Grantee(s) in fee simple the following described real estate, situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof)* together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; general real estate taxes not yet due and payable at closing.

Permanent Real Estate Index Number: 13-28-321-002-0000
Address of Real Estate: 5255 W. Wrightwood Ave., Chicago Illinois 60639-1516

The date of this deed of conveyance is 11/09/2017.

Carol A. Krueger
Carol A. Krueger, as trustee

State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carol A. Krueger is personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, as such trustee, for the uses and purposes therein set forth.




(Impress Seal Here)
2/17/20
(My Commission Expires _____)

Given under my hand and official seal 11/09/2017.

Cole A. Strimmel



NOTARY PUBLIC

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REAL ESTATE TRANSFER TAX		09-Nov-2017
	CHICAGO:	2,047.50
	CTA:	819.00
	TOTAL:	2,866.50 *

13-28-321-002-0000 | 20170901630853 | 1-542-434-752

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

REAL ESTATE TRANSFER TAX		09-Nov-2017
	COUNTY:	136.50
	ILLINOIS:	273.00
	TOTAL:	409.50

13-28-321-002-0000 | 20170901630853 | 1-748-455-456

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LEGAL DESCRIPTION

For the premises commonly known as:

5255 W. Wrightwood Ave,
Chicago, Illinois 60639-1510

Legal Description:

LOT 57 IN THE HULBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION NUMBER 15, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

This instrument was prepared by:

Cole Stremmel
Cole A. Stremmel, P.C.
410 Vista Drive
Wilmette, IL 60091

Send subsequent tax bills to:

Sandra Cartagena
5255 W. Wrightwood Ave
Chicago, Illinois 60639

Recorder-mail recorded document to:

Sandra Cartagena
5255 W. Wrightwood
Chicago, IL 60639