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17349411060

Doc# 1734941106 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/15/2017 12:27 PM PG: 1 OF 3

Property of Cook County Clerk's Office

TRUSTEE'S DEED

1/2 170151400343

3950 W. BRYN MAWR AVE Unit 506

CHICAGO, IL 60659

13-02-300-009-1036

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., Ste. 2400
Chicago, IL 60606-4650
Attn: Search Department

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This instrument prepared by:
Donald W. Grabowski
5858 North Milwaukee Avenue
Chicago, IL 60646

Mail future tax bills to:
James A Thomas and Kelli J Wefenstette
3950 W. Bryn Mawr Ave, Unit 506
Chicago, IL 60659

Mail this recorded instrument to:
W. Raymond Pasulka
70 W. Madison #2222
Chicago, IL 60602

TRUSTEE'S DEED

This Indenture, made this 20th day of November, 2017, between William Batka and Carol A. Mabus, not individually, but as Successor Co-Trustees of the Jack M. Strobl Trust under the provision of a deed or deeds in trust duly recorded and delivered to said trustee in pursuance of a trust agreement dated July 27, 2000, party of the first part, and James A Thomas and Kelli J Wefenstette, husband and wife, **AS TENANTS BY THE ENTIRETY** of 5726 W. Cornelia Ave, Chicago, Illinois 60634-4317, party of the second part.

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in COOK County, State of Illinois, to wit:

PARCEL 1:
UNIT 506 IN CONSERVANCY AT NORTH PARK CONDOMINIUM IV AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES:
THAT PART OF THE EAST 833 FEET OF THE WEST 883 FEET OF THE NORTH 583 FEET OF THE SOUTH 633 FEET OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ROADWAY BY DOCUMENT 26700736) DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ON THE NORTH LINE OF SAID TRACT A DISTANCE OF 131.91 FEET; THENCE SOUTH 70.50 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH ON THE LAST DESCRIBED LINE 204 FEET, THENCE EAST 89.0 FEET, THENCE NORTH 78.0 FEET, THENCE EAST 10 FEET, THENCE NORTH 48 FEET, THENCE WEST 10 FEET, THENCE NORTH 78.0 FEET, THENCE WEST 89 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.
WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95171295 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:
THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 506 AND STORAGE SPACE 506, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 95171295.

PARCEL 3:
EASEMENTS FOR INGRESS AND EGRESS OVER COMMON AREAS AS SHOWN IN DECLARATION RECORDED OCTOBER 28, 1994 AS DOCUMENT 94923280.

Permanent Index Number: 13-02-300-009-1036
Property Address: 3950 W. Bryn Mawr Ave, Unit 506, Chicago, IL 60659

together with the tenements and appurtenances thereunto belonging.

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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.

To Have and To Hold the same unto said party of the second part not in joint tenancy, nor as tenants in common, but as tenants by the entirety, and to the proper use, benefit, and behold forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

JACK M. STOBL TRUST U/T/A JULY 27, 2000

REAL ESTATE TRANSFER TAX		12-Dec-2017
	COUNTY	99.50
	ILLINOIS:	199.00
TOTAL:		298.50
13-02-300-009-1036 20171201665243 1-432-851-512		

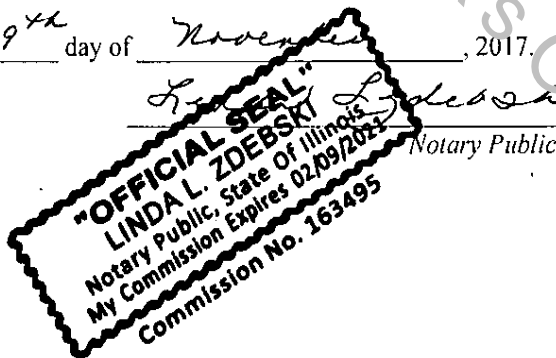
William Batka
WILLIAM BATKA, Co-Trustee


Carol A. Mabus
CAROL A. MABUS, Co-Trustee

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that William Batka and Carol A. Mabus, not individually, but as Co-Trustees of the Jack M. Strobl Trust dated July 27, 2000, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trustee(s) appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and notarial seal this 29th day of November, 2017.



REAL ESTATE TRANSFER TAX		12-Dec-2017
	CHICAGO:	1,492.50
	CTA:	597.00
TOTAL:		2,089.50
13-02-300-009-1036 20171201665243 1-479-989-280		

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