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TRUSTEE'S DEED



Doc# 1823217005 Fee \$42.00

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

AFFIDAUIT FEE: \$2.00

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/20/2018 09:42 AM PG: 1 OF 3

==For Recorder's Use==

THIS INDENTURE, made this 13th day of August, 2018, between John C. Koepke as Trustee of the John C. Koepke Living Trust dated July 27, 2017, Grantor, and Jay Cupcake, LLC, of 1751 W. Augusta Blvd, Apt. 1S, Chicago, IL (0622, Grantee.

WITNESSETH, That grantor, in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid and in pursuance of the power and authority vested in the grantor as said trustee and of every other power and authority the grantor does hereby grant, sell and conveys unto the grantee in fee simple, the following described real estate situated in County of Cook, State of Illinois, to wit:

UNIT NUMBER 1S IN THE AUGUSTA MANOR CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 15 IN THE RESUBDIVISION OF BLOCK 13 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address:

1751 W. Augusta Blvd, Unit 1S, Chicago, IL 60622

Permanent Index No.: 17-06-425-032-1002

SUBJECT TO: (1) General real estate taxes for the year 2018 and subsequent years (2) Covenants, conditions and restrictions of record.

In Witness Whereof, the grantor, John C. Koepke as Trustee of the John C. Koepke Living Trust dated July 27, 2017, as Trustee as aforesaid, hereunto set his hand and seal this

John C. Koepke as Trustee of the John C. Koepke

Living Trust dated July 27, 2017

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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 John C. Koepke as Trustee of the John C. Koepke Living Trust dated July 27, 2017, personally known to me or proved to be by sufficient evidence to be the same persons 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 his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of liomestead.

Given under my rand and official seal, this 13^{th} day of Avgust, 20(8.

My Commission expires: 11/29/19

Notary Public

"OFFICIAL SEAL"
CHRISTINE M. PALKOVIC
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/29/2019

REAL ESTATE TRAI	NSFER TAX	20-Aug-2J18
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
17-06-425-032-100	2 20180801658908	0-680-943-392

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

REAL ESTATE	TRANSFER	TAX	20-Aug-2018
		COUNTY:	0.00
	(304)	ILLINOIS:	0.00
		TOTAL:	0.00
17-06-425	-032-1002	20180801658908	1-885-323-040

Prepared by: Christine M. Palkovic, Attorney at Law, 1807 Broadway, Melrose Park, IL 60160 Tax bill and return to: John C. Koepke, 1751 W. Augusta Blvd, Unit 1S, Chicago, IL 60622

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STATEMENT BY GRANTOR AND GRANTEE -or-

STATEMENT BY ASSIGNOR OR ASSIGNEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or Assignment of Beneficial Interest 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 title to real estate under the laws of the State of Illinois.

Dated Avery 13 2018.	Signature:
	Grantor or Agent
Subscribed and sworn to before me by the s	aid Agent this (3h day o
Argest , 2018.	······································
	OFFICIAL SEAL CATHLEEN ITALIA
Notary Public	NOTARY PUBLIC. STATE OF ILLINOIS }
4	MY COMMISSION EXPIRES 08/31/2019

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or Assignment of Beneficial Interest 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 if Illinois.

Dated <u>August 13</u> , 2018.	Signature: Grantee o	or Agent
Subscribed and sworn to before me by the 13th day of Avgust, 2018.		this
Notary Public	OFFICIAL S CATHLEEN I NOTARY PUBLIC, STA MY COMMISSION EXP	TALIA TE OF ILLINOIS }

Note: 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 Section 4 of the Illinois Real Estate Transfer Tax Act.]