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Doc#: 1827506038 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/02/2018 09:56 AM Pg: 1 of 3

MAIL TAX BILL TO:

Emstead, Inc.
7541 N. Octavia Ave.
Chicago, IL 60631

Dec ID 20180901693783
ST/CO Stamp 0-392-829-088 ST Tax \$262.50 CO Tax \$131.25
City Stamp 0-803-281-056 City Tax: \$2,756.25

MAIL RECORDED DEED TO:

CASTLE LAW
13923 S Bell Rd
Homer Glen, IL 60491
1 of 2
1800 W 62nd St
CHICAGO, IL 60631

Chicago TITLE TRUSTEES DEED

This Indenture, made this 20th day of AUGUST, 2018, between Felicia Kuksa, Trustee of the Kuksa Living Trust dated September 9, 1999, under the provision of a deed or deeds in trust duly recorded and delivered to said trustee in pursuant of said trust agreement, party of the first part and Emstead, Inc., an Illinois corporation, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, of _____, 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(s), sell(s), and convey(s) unto said party of the second part, the following described real estate, situated in Cook County, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 09-25-406-011-0000
Property Address: 7541 N. Octavia Ave., Chicago, IL 60631

Together with the tenements and appurtenances thereunto belonging.

Subject, however to general real estate taxes not due and payable at time of closing; special assessments confirmed after Contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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TO HAVE and TO HOLD the same unto said party of the second part, 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.

Dated this 28TH day of Aug, 2018.

Felicia Kuksa
Felicia Kuksa, Trustee of the Kuksa Living Trust dated September 9, 1999

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 Felicia Kuksa, Trustee of the Kuksa Living Trust dated September 9, 1999, 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/hers/their, free and voluntary act for the uses and purposes set forth therein.

Given under my hand and notarial seal, this 28TH day of AUGUST, 2018.

[Signature]
Notary Public

PREPARED BY:
Steven L. Nicholas, Esq.
Piercey & Associates, Ltd.
Attorney at Law
1525 S. Grove, Suite 204
Barrington, IL 60010



Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 18GNW662096RM

For APN/Parcel ID(s): 09-25-406-011-0000

LOT 11 IN BLOCK 9 IN HULBERT MILWAUKEE AVENUE SUBDIVISION IN SECTION 25,
TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO
PLAT RECORDED DECEMBER 8, 1920 AS DOCUMENT 7011463 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office