

UNOFFICIAL COPY

TRUSTEE'S DEED
(ILLINOIS)

1838 W 282075 Rm.
1003 ACND
ML



1907106117D

Doc# 1907106117 Fee \$42.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/12/2019 12:26 PM PG: 1 OF 3

THE GRANTOR Richard A. Wagner, as Trustee of the Richard A. Wagner Trust dated September 2, 2003, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, convey to 1838th Elston Avenue LLC, a Delaware limited liability company, of 1800 W. Berenice Suite 200, Chicago, IL 60613, the following described real estate commonly known as:

Permanent Index Number(s): 14-32-301-007-0000, 14-32-301-008-0000 and 14-32-301-009-0000

Property Address: 1838 North Elston Avenue, Chicago, IL 60642

LEGAL DESCRIPTION ATTACHED

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and, general taxes for the year 2018 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 1 day of March, 2019.

Richard A. Wagner
Richard A. Wagner, as Trustee of the Richard A. Wagner Trust dated September 2, 2003

REAL ESTATE TRANSFER TAX

01-Mar-2019



COUNTY: 875.00
ILLINOIS: 1,750.00
TOTAL: 2,625.00

14-32-301-007-0000

| 20190101685323 | 1-722-344-864

REAL ESTATE TRANSFER TAX

01-Mar-2019



CHICAGO: 13,125.00
CTA: 5,250.00
TOTAL: 18,375.00

14-32-301-007-0000 | 20190101685323 | 0-648-603-040

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

CTA
R

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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, CERTIFY THAT Richard A. Wagner, as Trustee of the Richard A. Wagner Trust dated September 2, 2003, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered in the instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 1 day of March, 2019.

Christina B Perez
Notary Public



THIS INSTRUMENT PREPARED BY
Drost Kivlahan McMahon & O'Connor LLC
11 South Dunton Ave
Arlington Heights, IL 60005

MAIL TO:
Law Office of Joseph D. Palmisano
19 S. LaSalle St #900
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:
1838 Elston Avenue LLC
1800 W. Berenice, Suite 200
Chicago, IL 60613

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LEGAL DESCRIPTION

Order No.: 18PNW282075RM

For APN/Parcel ID(s): 14-32-301-007-0000, 14-32-301-008-0000 and 14-32-301-009-0000

THE NORTH 1/2 OF LOT 80 AND ALL OF LOT 81 IN BLOCK 20 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office