

UNOFFICIAL COPY

TRUSTEE'S DEED

Doc#: 1924249132 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/30/2019 11:49 AM Pg: 1 of 2

Dec ID 20190801668867
ST/CO Stamp 1-304-515-168 ST Tax \$495.00 CO Tax \$247.50

(the above space for Recorder's use only)

THIS INDENTURE, made on August 22, 2019, between RICHARD L. NITZSCHE, as Trustee, under the Richard L. Nitzsche Trust dated January 6, 2005, and LORA E. NITZSCHE, as Trustee under the Lora E. Nitzsche Trust dated January 6, 2005, parties of the first part, and ERICA E. DAVIS, of 1214 Carolina Avenue, Durham, North Carolina, party of the second part. *a single woman*

WITNESSETH, that said parties of the first part, in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid do hereby convey and warrant unto said party of the second part, the following described real estate, situated in Cook County, in the State of Illinois, to wit:

LOT 41 AND THE NORTH 1/2 OF LOT 40 IN BLOCK 1 IN FRANKLIN P. WILSON'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 810 South Cuyler Avenue, Oak Park, Illinois 60304

Property Index Number: 16-17-125-005-0000

together with the tenements and appurtenances thereunto belonging.

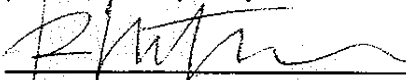
Chicago Title

1951031381C

TO HAVE AND TO HOLD, the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part. Further, parties of the first part hereby grant to party of the second part, her successors and or assigns, as rights and easements appurtenant to the above described real estate. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations of record.

This deed is executed by the Grantors, as Trustees and as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of the provisions of said Revocable Trust above mentioned, and of every other power and authority thereunto enabling.

IN WITNESS WHEREOF, said parties of the first part have caused their names to be signed to these presents the day and year first above written.


Richard L. Nitzsche, Trustee


Lora E. Nitzsche, Trustee

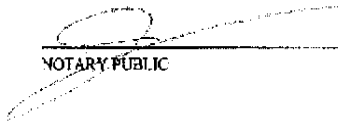
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State of Illinois)
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Richard L. Nitzsche and Lora E. Nitzsche, as trustees and individually, aforesaid, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered this instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 22 day of August, 2019.

Commission expires 8/12/20, 2020





NOTARY PUBLIC



This instrument was prepared by

JONATHAN D. GROLL, LTD
830 NORTH BLVD. SUITE A
OAK PARK, IL 60301

REAL ESTATE TRANSFER TAX		29-Aug-2019	
		COUNTY:	247.50
		ILLINOIS:	495.00
		TOTAL:	742.50
16-17-125-005-0000	20190801668867	1-304-515-168	

Mail To:



Katherine B Hart
name
9349 Forestview Rd
address
Evans-ton, IL 60003
city, state and zip

SEND SUBSEQUENT TAX BILLS TO:

Frica Davis
name
810 S. Cuyler Ave
address
Oak Park, IL 60304
city, state and zip

Real Estate Transfer Tax

\$3,960.00

4640