

11/19/2688

# UNOFFICIAL COPY

## TRUSTEE'S DEED

1/3

Doc#. 1928422167 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/11/2019 11:54 AM Pg: 1 of 3

Dec ID 20190901604408  
ST/CO Stamp 1-339-922-016 ST Tax \$195.00 CO Tax \$97.50  
City Stamp 0-824-743-520 City Tax: \$2,047.50

THIS INDENTURE, made this 30<sup>th</sup> day of September, 2019, between JOHN M. ERSKINE, as successor trustee under a Trust Agreement dated March 27, 2017, and known as the MARGARET ERSKINE FAMILY TRUST, Grantor,

and Nichole AMBER<sup>1</sup> ESTEVES, a single woman

WITNESSETH, that the Grantor(s), in consideration of the sum of \$10.00 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto grantee(s), the following described real estate, situated in Cook County, Illinois, to wit:

**see attached  
"Exhibit A"**

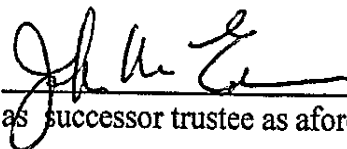
together with the tenements and appurtenances thereunto belonging.


Permanent Real Estate Index Number(s): 13-02-300-008-1001

Address of Real estate: 3940 W. Bryn Mawr, Unit 201, Chicago, IL 60659

This deed is executed by the Grantor, as trustee, pursuant to and in 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.



IN WITNESS WHEREOF, the grantor, as trustee hereunto sets her hand and seal the day and year first written above.

 (SEAL)  
as successor trustee as aforesaid

REAL ESTATE TRANSFER TAX		07-Oct-2019
	CHICAGO:	1,462.50
	CTA:	585.00
	TOTAL:	2,047.50 *

13-02-300-008-1001 | 20190901604408 | 0-824-743-520  
\* Total does not include any applicable penalty or interest due.

JOHN M. ERSKINE  
(type/print name)

REAL ESTATE TRANSFER TAX		07-Oct-2019
	COUNTY:	97.50
	ILLINOIS:	195.00
	TOTAL:	292.50

13-02-300-008-1001 | 20190901604408 | 1-339-922-016

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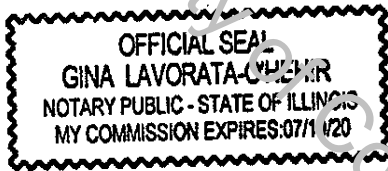
State of Illinois )  
                          ) SS  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN M. ERSKINE as trustee under a Trust Agreement dated March 27, 2017, and known as the MARGARET ERSKINE FAMILY TRUST, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act as such co-trustees for the uses and purposes therein set forth.

Given under my hand and official seal, this 30 day of Sept, 2019.

Commission expires: 7-10-20

IMPRESS  
SEAL  
HERE



*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

NAME AND ADDRESS OF PREPARER:

Gina Lavorata-O'Hehir  
Attorney at Law  
6687 North Northwest Highway  
Chicago, Illinois 60631

MAIL TO:

The Law Office of Sara E. Sumner  
1617 N. Hoyne  
Chicago, IL 60647

*mail to:*  
Affinity Title Service, LLC  
5301 Dempster St. Suite 200  
Skokie, IL 60077

SEND SUBSEQUENT TAX BILLS TO:

Amber Esteves  
3940 W. Bryn Mawr #201  
Chicago, IL 60659

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Address Given: 3940 W Bryn Mawr Avenue, Unit 201  
Chicago, IL 60659

Property Tax No(s): 13-02-300-008-1001

Legal Description:

PARCEL 1:

UNIT 201 IN CONSERVANCY AT NORTH PARK CONDOMINIUM III 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 415.45 FEET, THENCE SOUTH A DISTANCE OF 20.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ON THE LAST DESCRIBED LINE 89.0 FEET, THENCE EAST 78.0 FEET; THENCE SOUTH 10.0 FEET; THENCE EAST 48.0 FEET; THENCE NORTH 10.0 FEET, THENCE EAST 78.0 FEET, THENCE NORTH 89.0 FEET, THENCE WEST 204.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95039646 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 201, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 94923282

PARCEL 3:

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