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TRUSTEE'S DEED
(ILLINOIS)



Doc# 1928806148 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/15/2019 03:14 PM PG: 1 OF 3

THE GRANTOR Lauren E. Harms as Trustee of the Lauren E. Harms Trust dated January 2, 2019, as to an undivided one half interest and Laurence J. Pohner, Jr. as Trustee of the Laurence J. Pohner, Jr. Trust dated January 2, 2019, as to an undivided one half interest of the City of Chicago, of the County of Cook, of the State of Illinois, 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 Trustees, convey to Eric Epifanio, of 2112 West Rice, Unit 1, Chicago, IL 60622, all interest in the following described real estate commonly known as 5928 N. Avondale Ave., Chicago, IL 60631, and legally known as:

LEGAL DESCRIPTION ATTACHED AS-EXHIBIT "A"

SUBJECT TO: general real estate taxes not due and payable as of the date hereof; building lines and building restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants and restrictions of record; party wall rights and agreements, if any; and existing leases or tenancies.

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

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. This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustees by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Permanent Real Estate Index Number: 13-06-400-010-0000

Dated this 5th day of September, 2019.

Lauren E. Harms, as Trustee of the Lauren E. Harms Trust dated January 2, 2019

Laurence J. Pohner, Jr., as Trustee, of the Laurence J. Pohner, Jr. Trust dated January 2, 2019

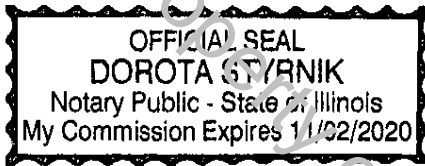
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STATE OF ILLINOIS)
) SS,
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Lauren E. Harms as Trustee of the Lauren E. Harms Trust and Laurence J. Pohner, Jr. as Trustee of the Laurence J. Pohner, Jr. Trust 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 it signed, sealed and delivered in the instrument as its 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 5th day of September, 2019.



[Handwritten Signature]

 Notary Public

MAIL TO:
 Law Office of Frank Howard

SEND SUBSEQUENT TAX BILLS TO:
 Eric Epifanio
 5928 N. Avondale Avenue
 Chicago, IL 60631

REAL ESTATE TRANSFER TAX		15-Oct-2019
	CHICAGO:	2,962.50
	CTA:	1,185.00
	TOTAL:	4,147.50 *

13-06-400-010-0000 | 20190901681760 | 0-297-586-272

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

REAL ESTATE TRANSFER TAX		15-Oct-2019
	COUNTY:	197.50
	ILLINOIS:	395.00
	TOTAL:	592.50

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EXHIBIT A

LEGAL DESCRIPTION

LOT 11 IN SAMUEL A. SNELLING'S RESUBDIVISION OF LOT 10 IN BLOCK 26 IN TOWN OF NORWOOD PARK IN THE EAST 1/2 OF SECTION 6 TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 5928 N Avondale Ave, Chicago, IL 60631
PIN# 13-06-400-010-0000

Property of Cook County Clerk's Office