

UNOFFICIAL COPY

This instrument prepared by:

Andrew P. Maggio, Jr
7819 West Lawrence
Norridge, IL 60706

Mail future tax bills to:

James Group Properties, LLC
3520 Lake St., suite 201
Wilmette, IL 60091

Mail this recorded instrument to:

JOHN VOUTIRKITSAS
8770 W. BRYN MAWR #1300
CHICAGO IL 60631



Doc# 1936040003 Fee \$88.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/26/2019 01:25 PM PG: 1 OF 2

TRUSTEE'S DEED

This Indenture, made this 20th day of December, 2019, between George W. Moersch III, as successor trustee of the George W. Moersch Jr. & Elaine Moersch Trust dated 3/10/10, party of the first part, and James Group Properties, LLC, a corporation created and existing under and by virtue of the laws of the State of Illinois, of 3520 Lake St., Suite 201, Wilmette, Illinois 60091, 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, sell and convey unto said party of the second part, the following described real estate, situated in COOK County, State of Illinois, to wit:

LOT 11 IN ELMORE'S FOREST VIEW BEING A SUBDIVISION OF BLOCK 16 AND PART OF BLOCK 9 OF HAMILTON'S SUBDIVISION OF LOT 1 IN CALDWELL'S RESERVATION IN TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Permanent Index Number(s): 13-03-318-007-0000
Property Address: 5827 N. Forest Glen, Chicago, IL 60646

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2019 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.



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 Trustee 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.

REAL ESTATE TRANSFER TAX	26-Dec-2019
 CHICAGO:	2,737.50
CTA:	1,095.00
TOTAL:	3,832.50 *

13-03-318-007-0000 | 20191201675208 | 1-773-335-904

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

REAL ESTATE TRANSFER TAX	26-Dec-2019
 COUNTY:	182.50
 ILLINOIS:	365.00
TOTAL:	547.50

13-03-318-007-0000 | 20191201675208 | 1-006-466-400

S ✓
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Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

George W. Moersch III
Trustee

Trustee

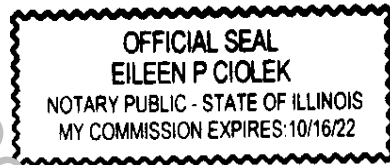
STATE OF ILLINOIS
COUNTY OF COOK

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) SS
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I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that George W. Moersch III, as Successor Trustee(s) aforesaid, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 12th day of December, 2019.

Eileen P. Ciolek
Notary Public



Property of Cook County Clerk's Office