

UNOFFICIAL COPY

This instrument prepared by:
Steven K. Norgaard
Attorney at Law
493 Duane Street, Ste. 400
Glen Ellyn, IL 60137

Doc#: 2004146263 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/10/2020 01:37 PM Pg: 1 of 2

Mail future tax bills to:
Ketukumar R. Amin
Komal M. Patel
25 E. Cedar St.
Chicago, IL 60611

Dec ID 20200101692631
ST/CO Stamp 0-110-689-120 ST Tax \$5,450.00 CO Tax \$2,725.00
City Stamp 0-374-135-648 City Tax: \$57,225.00

Mail this recorded instrument to:
Jonathan A. Vold
Attorney at Law
900 E. Northwest Hwy,
Mt. Prospect, IL 60056

P10269502454

TRUSTEE'S DEED

This Indenture, made this 3rd day of February, 2020, between James C. Jensen, not individually, but as trustee of the James C. Jensen Trust dated May 27, 2014, as to an undivided one-half (1/2) interest in the real estate described below, and Janice M. Jensen, not individually, but as trustee of the Janice M. Jensen Trust dated May 27, 2014, as to an undivided one-half (1/2) interest in the real estate described below, said trustees collectively being referred to as "Grantor", and Ketukumar R. Amin and Komal M. Patel, husband and wife, of 50 New Abbey Dr., Inverness, Illinois 60010, as "Grantee."

Witnesseth. That the Grantor, 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 the Grantee, the following described real estate, situated in COOK County, State of Illinois, to wit:

Lot 3 in Augustin Gauer's Subdivision of the West part of the North 1/3 of Block 3 in Canal Trustee's Subdivision of the South Fractional Quarter of Fractional Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 17-03-202-012-0000
Property Address: 25 E. Cedar St., Chicago, IL 60611

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.

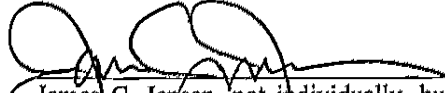
To Have and To Hold said premises not as JOINT TENANTS or TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY forever.

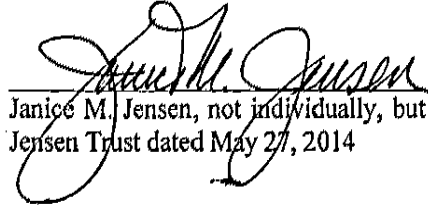
This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in Grantor by the terms of said deed or deeds in trust to Grantor in pursuance of the trust agreement above mentioned.

UNOFFICIAL COPY

Individual Trustee(s)

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


James C. Jensen, not individually, but as trustee of the James C. Jensen Trust dated May 27, 2014


Janice M. Jensen, not individually, but as trustee of the Janice M. Jensen Trust dated May 27, 2014

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO
HEREBY CERTIFY that James C. Jensen, and Janice M. Jensen, 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 3rd day of February, 2020.


Notary Public



Property of Cook County Clerk's Office