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TRUSTEE'S DEED

This document prepared by:
Daniel M. Borek, *Esq.*Saul Ewing Arnstein & Lehr LLP
161 N. Clark St.
Suite 4200
Chicago, Illinois 60601

410496356 /1

Doc#. 2004408061 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 02/13/2020 10:43 AM Pg: 1 of 4

Dec ID 20200101699023

ST/CO Stamp 0-191-200-096 ST Tax \$2,800.00 CO Tax \$1,400.00

City Stamp 1-936-030-560 City Tax: \$29,400.00

THE GRANTOR, Nancy J. Ruprecht, not individually, but as Trustee of the Nancy J. Ruprecht 1993 Trust date J August 1, 1993, of the County of Cook, State of Illinois, for and in consideration of Ten and No/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to THE GRANTEE, Jason M. Kipnis, as Trustee of the Jason M. Kipnis Declaration of Trust, or any Successor or Successors in Trust dated October 23, 2014, of the County of Cook, State of Illinois, all interest in and to the following described real estate, situated in the County of Cook, State of Illinois, to wit: ("Real Estate"):

[See Attached Legal Description as Exhibit A]

Permanent Index Number:

17-04-121-037-0000

Common Address:

1434 North Mohawk Street, Cnicago, Illinois 60610

Subject only to the matters set forth on **Exhibit B** attached hereto and made a part hereof.

Hereby releasing and waiving all rights under and by virtue of the Horrestead Exemption Laws of the State of Illinois.

(Signature Page Follows)

REAL ESTATE TRANSFER TAX		TAX	07-Feb-2020	
		COUNTY:	1,400.00	
	(376)	ILLINOIS;	2,800.00	
	The second	TOTAL:	4,200.00	
17-04-121-037-0000		20200101699023	0-191-200-096	

REAL ESTATE TRANS	07-Feb-2020	
	CHICAGO: CTA: TOTAL;	21,000,00 8,400,00 29,400,00 *
17-04-121-037-0000 * Total does not include	20200101699023 any applicable penalt	1-936-030-560 y or interest due.

2004408061 Page: 2 of 4

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(Signature Page to Trustee's Deed)

IN WITNESS WHEREOF, the Grantor has executed and delivered this Trustee's Deed, dated the 17th day of January, 2020.

James T. Ruprecht, signing for the purpose covaiving homestead rights

Nancy J. Ruprecht, as Trustee of the Nancy J. Ruprecht 1993 Trust dated August 1, 1993

STATE OF ILLINOIS

SS.

COUNTY OF COOK

I, the undersigned, a No ary Public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that Nancy J. Ruprecht, as Trustee of the Nancy J. Ruprecht 1993 Trust dated August 1, 1993 and James T. Ruprecht, personally known to me (or presented Lieunge Lieunge as identification) to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1772 day of January, 2020.

OFFICIAL SEAL
MELISSA FLOWERS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/17/20

Notary Public

AFTER RECORDING, RETURN TO:

MAIL SUBSEQUENT TAX BILLS TO:

Jason M. Kipnis 3080 Keystone Road Northbrook, Illinois 60062 Jason M. Kipnis 3080 Keystone Road Northbrook, Illinois 60062

2004408061 Page: 3 of 4

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Exhibit A Legal Description

THE EAST 1/2 OF SUB-LOT 5 IN THE ASSESSOR'S DIVISION OF LOTS 2, 3, 4, 5 AND 6 IN BLOCK 5 IN THE STATE BANK OF ILLINOIS SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SSI 17-04.

TODORATE OF COOK COUNTY CLOTH'S OFFICE Property address: 1434 North Mohawk Street, Chicago, Illinois 60610

Tax Number: 17-04-121-037-0000

2004408061 Page: 4 of 4

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Exhibit B Permitted Exceptions

- 1. Covenants, conditions and restrictions of record and public and utility easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate as a residence;
- 2. General real estate taxes not yet due and payable at the time of Closing;
- 3. Applicable zoning and building laws and ordinances, if any;
- 4. Acts done by or judgements against the Grantee, or anyone claiming through or under the Grantee;
- 5. Encroachment of the brick columns, gate and connecting brick wall located mainly on the land onto the street right of way easterly and adjoining by distance of 1.16, 1.28, 1.44 feet, more or less, as disclosed by the survey by Professionals Associated Survey, Inc. dated January 20, 2020; and
- 6. Encroachment of the will located mainly on the land onto the property northerly and adjoining a distance of 0.16 feet, more or less, as disclosed by the survey by Professionals Associated Survey, Inc. dated January 20, 2020.