

# UNOFFICIAL COPY

41049254 (PK01)

## 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

410496256 1,  
GIT

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** dated **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, Chicago, 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 Homestead Exemption Laws of the State of Illinois.

(Signature Page Follows)

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

REAL ESTATE TRANSFER TAX		07-Feb-2020	
	CHICAGO:		21,000.00
	CTA:		8,400.00
	TOTAL:		29,400.00 *
17-04-121-037-0000   20200101699023   1-936-030-560			
* Total does not include any applicable penalty or interest due.			



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## Exhibit A Legal Description

THE EAST ½ 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 ¼ OF THE NORTHWEST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: **1434 North Mohawk Street, Chicago, Illinois 60610**

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

Property of Cook County Clerk's Office

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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 wall 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.