

# UNOFFICIAL COPY



## TRUSTEE'S DEED

Doc# 2006916013 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/09/2020 11:22 AM PG: 1 OF 3

THE GRANTOR, **Daniel P. Felix**, As Successor Trustee Of The **Joclede Johnson Benn Revocable Trust**, dated **February 5, 2008**, of the Village of Deerfield, County of Lake, 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 QUIT CLAIMS to **Geoffrey Benn**, married to Johnnie Benn, of 1837 E. 90<sup>th</sup> St., City of Chicago, in Cook County, Illinois, all of Grantor's interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Lot 10 (except the East 26 feet thereof) and all of Lot 11 in Gordon E. Slade's Meadow Hill, being a Resubdivision in the East half (E1/2) of the Northwest Quarter (NW 1/4) of Section 1, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: **25-01-130-048-0000**

Address of Real Estate: **1837 E. 90<sup>th</sup> Street, Chicago, IL 60617**

SUBJECT TO: General Real Estate taxes not due and payable for 2019 and 2020; building lines and building restrictions of record; zoning and building laws and ordinances; public and utility easement; covenants and restrictions of record; party wall rights and agreements, if any; existing leases or tenancies; mortgages or trust deeds, including a mortgage currently held by Citizens Bank NA or its assigns and recorded as document 1032735103 on November 23, 2010, and acts done suffered by or through the Grantee.

DATED: February 26, 2020.

Daniel P. Felix, as Successor Trustee of the Joclede Johnson Benn Revocable Trust, dated February 5, 2008.

REAL ESTATE TRANSFER TAX		09-Mar-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00*

25-01-130-048-0000 | 20200201617500 | 0-649-412-448

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

REAL ESTATE TRANSFER TAX		09-Mar-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

25-01-130-048-0000 | 20200201617500 | 0-021-294-944

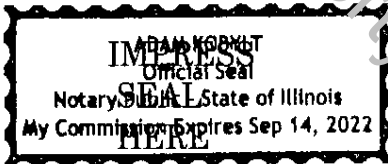
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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Daniel P. Felix, personally known to me to be the same person whose name is subscribed to the foregoing instrument, executed said instrument as his own free and voluntary act as such Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal this 26<sup>th</sup> day of February, 2020



Adam Kobylt  
NOTARY PUBLIC

Commission expires September 14<sup>th</sup>, 2020.

Exempt from the Real Estate Transfer Tax Law, §31-45(e) 35 ILCS 200/21-45.

Frank Stepnowski  
Representative

This instrument prepared by:  
Frank E. Stepnowski  
1515 N. Harlem Ave, Suite 205-2  
Oak Park, IL 60302  
708-848-3662

Mail to:  
Frank E. Stepnowski Law PC  
1515 N. Harlem Ave, Suite 205-2  
Oak Park, IL 60302  
708-848-3662

Taxes to:  
Geoffrey Benn  
837 E. 90<sup>th</sup> St.,  
Chicago, Illinois, 60617

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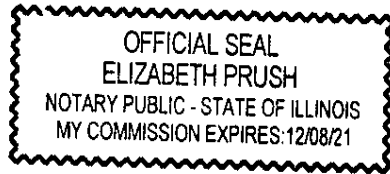
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated February 26, 2020 Signature: [Signature]  
Grantor or Agent

Subscribed and Sworn to before me by  
the said Frank Stepnowski  
this 27 day of February 2020

[Signature]  
NOTARY PUBLIC

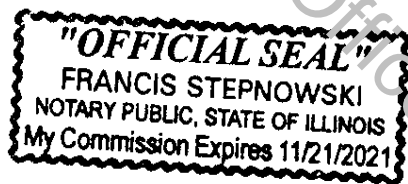


The grantee or his or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated February 20 20 20 Signature: [Signature]  
Grantee or Agent

Subscribed and Sworn to before me by  
the said Geoffrey Benn  
this 20 day of February 2020

[Signature]  
NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)