UNOFFICIAL COPY

TRUSTEE'S DEED

This indenture made this 7th day of May, 2020, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illino's, as successor trustee under the provisions of a deed or deeds in thist, duly recorded and delivered to said company in pursuance of a rust agreement dated the 1st day of February, 2005, and known as Trust Number 55-001021, party of the first part, and MARLA NYBERG, AS TRUSTEE OF THE MARLA NYBERG DECLARATION TRUST DATED DECEMBER 1. 1998

whose address is: 159 East Walton, Unit 9C Chicago, Illinois 60611, party of the second part.

Reserved for Recorder's Office



Doc# 2014908014 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00 EDWARD M. HOODY COOK COUNTY RECORDER OF DEEDS

DATE: 05/28/2020 09:36 AM PG: 1 OF 4

3004 COURT WITNESSETH, That said party of the first part, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does increby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

FOR THE LEGAL DESCRIPTION SEE ATTACHED EXHIBIT "A" WHICH IS EXPRESSLY INCORPORATED HEREIN AND MADE A PART HEREOF.

Permanent Tax Number: 17-04-207-086-1399

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, bunciit 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 deed 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		22-May-2020
5	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-04-207-086-1399	20200501682810	0-996-515-040

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

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IN WITNESS WHEREOF, said party of the first part has caused its corporate sear to be hereto affixed, and has caused its riame to be signed to these presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST_COMPANY,

as successor trustee as aforesaid

y: _____/| *|{AZ Y I*/

Assistant Vice President

State of Illinois

SS

County of Cook

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of CHICAGO TITLE LAND TRUST COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 18thday of May, 2020.

PROPERTY ADDRESS: 1455 N. Sandburg Terrace Unit 2503 Chicago, Illinois 60610 "OFFICIAL SEAL"
CHRISTINE C. YOUNG
Notary Public, State of Illinois
My Commission Expires 06/21/2023

This instrument was prepared by:
Harriet Denisewicz
CHICAGO TITLE LAND TRUST COMPANY
10 South LaSalle Street
Suite 2750
Chicago, IL 60603

NOTARY PUBLIC

AFTER RECORDING, RLEASE MAIL TO:

NAME Maria Nyberry

ADDRESS 159 E Watton

CITY, STATE CHICAGO IL 60611

SEND TAX BILLS TO:

NAME MARLA NYBER O

appress ISG F Walton GC

CITY, STATE CHICAGO II.

60611

REAL ESTATE TRANSFER TAX

COUNTY: ILLINOIS: TOTAL:

0.00

0.00

23 May-2020

17-04-207-086-1399

20200501682810 | 2-049-096-928

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EXHIBIT "A"

LEGAL DESCRIPTION OF PREMISES COMMONLY KNOWN AS UNIT 2503, 1455 NORTH SANDBURG TERRACE, CHICAGO, IL 60610.

UNIT NUMBER 2502 "B", IN THE CARL SANDBURG VILLAGE CONDOMINIUM NUMBER 2. AS DELIGEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: A PORTION OF LOT 5 IN CHICAGO LAND CLEARANCE COMMISSION NUMBER 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISION ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25032909, TOGETHER ST CONTECT ON THE CONTECT OF THE CONTECT OF THE CONTECT ON THE CON WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index No. 17-04-207-086-1399

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AFFIDAVIT

THE GRANTOR(S) or his agent affirms that, to the best of his knowledge, the name of the Grantee(s) shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation, or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire business or acquire title to real estate under the laws of the State of Illinois.

and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do Chicago Title Land Trust Company Trustee under Trust No. 008002345665 dated 02/01/2005, Grantor By: Mighty Good Properties, Inc., an Illinois corporation, Sole Beneficiary Dated: Subscribed and Sworn to before me by Marla Nyberg, President Secretary, of Mighty Good Proportion dree, and inois corporation, 18 day of "OFFICIAL SEAL" HARRIET DENISEWICZ Notary Public, State of Illinois My Commission Expires 04/26/2023 THE GRANTEE(S) or their agent affilm and verify that the names of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do by mess 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. Marla Nyberg Declaration of Trust dated Dated: December 1, 1998, Grantee By: Subscribed and Sworn to before me by the said Marla Nyberg Trustee of the Marla Nyberg Declaration of Trust dated December 1, 11998, this 2020 "OFFICIAL SEAL" HARRIET DENISEWICZ Notary Public, State of Illinois Notary Public My Commission Expires 04/26/2023

This Instrument was prepared by: I. Susan Harkless, 230 Coolidge Ave., Barrington, IL 60010

I. SUSAN HARKLESS, Attorney at Law, 230 Coolidge Ave. Barrington, IL MAIL TO: 60010