

UNOFFICIAL COPY

SK - 646360 1023
This instrument prepared by:
Ryan B. Werner
Law Office of Ryan B. Werner, LLC
1655 N. Arlington Heights Rd., Ste. 104E
Arlington Heights, IL 60004

Doc#: 2028462196 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/12/2020 01:17 PM Pg: 1 of 2

Dec ID 20200801661625
ST/CO Stamp 0-737-251-808 ST Tax \$275.00 CO Tax \$137.50
City Stamp 1-193-374-176 City Tax: \$3,035.67

Mail future tax bills to:

Mail this recorded instrument to:

Dean Lucie
1E Wacker Drive #2010
Chicago, IL 60601

TRUSTEE'S DEED

This Indenture, made this 10th day of August, 2020, between Jeffrey R. Nicolaus, as trustee of the Jeffrey R. Nicolaus Trust Agreement dated June 27, 2007, of the City of Chicago, County of Cook, and State of Illinois, party of the first part, and JBMM Investments, LLC, an Illinois Limited Liability Company, party of the second part.

Witnesseth. That said party of the first part, 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 said party of the second part, the following described real estate, situated in COOK County, State of Illinois, to wit:

Lot 26 in Block 36 in W.F. Kaiser & Co's Peterson Woods Addition to Arcadia Terrace in Section 1, Township 40 North, Range 13 East of the Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 13-01-311-044-0000
Property Address: 3000 W. Ardmore Ave., Chicago, IL 60659

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2020, and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

To Have and To Hold the same unto said party of the second part, and to the proper use, benefit, 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 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.

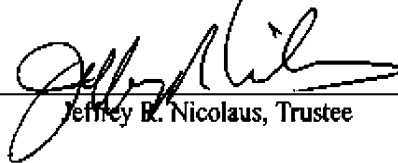
COOK COUNTY CLERK
JAMES J. COUGHLIN, Clerk
Springfield, IL 62762

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Individual Trustee(s)

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

Jeffrey R. Nicolaus, as trustee of the Jeffrey R. Nicolaus Trust Agreement dated June 27, 2007



Jeffrey R. Nicolaus, Trustee

Property of Cook County Clerk's Office

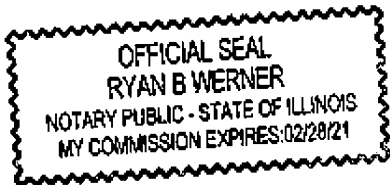
STATE OF ILLINOIS
COUNTY OF LAKE

) I, the undersigned, a Notary Public in and for the County and State aforesaid, DO
) SS HEREBY CERTIFY that Jeffrey R. Nicolaus, as Trustee of the Jeffrey R. Nicolaus Trust Agreement dated June 27, 2007, aforesaid, personally known to me to be the same persons whose name are subscribed to the foregoing instrument as such Trustee appeared before me this day in person and acknowledged that he signed and delivered said instrument as their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 16th day of August, 2020



Notary Public



REAL ESTATE TRANSFER TAX		24-Aug-2020
CHICAGO:		2,062.50
CTA:		925.00
TOTAL:		2,987.50 *

13-01-311-044-0000 | 20200801661625 | 1-193-374-176

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

REAL ESTATE TRANSFER TAX		24-Aug-2020
COUNTY:		137.50
ILLINOIS:		275.00
TOTAL:		412.50

13-01-311-044-0000 | 20200801661625 | 0-737-251-808