

# UNOFFICIAL COPY



\*2033833077D\*

749480 1/2  
TRUSTEE'S DEED

Citywide Title Corporation  
850 W. Jackson Blvd., Ste. 320  
Chicago, IL 60607

Doc# 2033833077 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/03/2020 02:15 PM PG: 1 OF 4

THE GRANTORS, KENNETH F. NECHVATAL AND GAY L. NECHVATAL, as Trustees under The Kenneth F. Nechvatal and Gay L. Nechvatal Living Trust Declaration dated January 15, 2018, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, and in pursuance of the power and authority vested in the Grantors as said Trustees and of every other power and authority the Grantors do hereby CONVEY AND DEED to AMANDA WHITT and JOSE A. ESPINOZA, of 21 Grow Lane, Streamwood, Cook County, Illinois 60107, not as tenants in common but as joint tenants, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

===== FOR RECORDER'S USE =====

LOT 496 AND THAT PART OF LOT 495 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 495; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF LOT 495, BEING ALONG A CURVE TO THE LEFT A DISTANCE OF 20.72 FEET; THENCE EASTERLY A DISTANCE OF 168.02 FEET TO A POINT ON THE EAST LINE OF SAID LOT 495, THAT IS 20 FEET NORTHERLY (MEASURED ALONG SAID EAST LINE) OF THE SOUTHEAST CORNER OF SAID LOT 495, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 495, A DISTANCE OF 20 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 495, A DISTANCE OF 159.8 FEET TO THE PLACE OF BEGINNING, IN THIRD ADDITION TO BLACKHAWK MANOR, BEING A SUBDIVISION OF PART OF SECTIONS 6 AND 7, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JANUARY 9, 1958, AS DOCUMENT NUMBER 1776797.

Permanent Index No.: 06-06-124-017-0000

Address of Real Estate: 1187 Blackhawk Drive, Elgin, Illinois 60120

Subject to rights, covenants, easements and restrictions of record, the same as though all were recited and stipulated at length herein; real estate taxes for 2020 and subsequent years; applicable zoning and building laws and ordinances.

Handwritten signatures and initials, including a large signature that appears to be 'AMANDA WHITT'.



# UNOFFICIAL COPY

TO HAVE AND TO HOLD the same unto said Grantees, and his and her, or their heirs and assigns forever.

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.

Grantors hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State; to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

In no case shall any party dealing with said Trustees or successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

Dated this 1<sup>st</sup> day of September 2020

x *Kenneth F. Nechvatal* Trustee

**Kenneth F. Nechvatal, Trustee under  
The Kenneth F. Nechvatal and Gay L.  
Nechvatal Living Trust Declaration  
dated January 15, 2018**

x *Gay L. Nechvatal*, Trustee

**Gay L. Nechvatal, Trustee under  
The Kenneth F. Nechvatal and Gay L.  
Nechvatal Living Trust Declaration  
dated January 15, 2018**

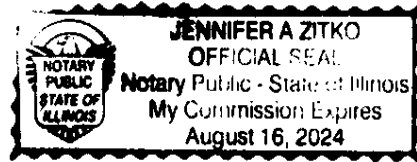
# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF KANE        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Kenneth F. Nechvatal and Gay L. Nechvatal, Trustees Under Declaration of Trust dated January 15, 2018**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 1<sup>st</sup> day of September 2020

Jennifer A. Zitko  
Notary Public



---

**Prepared By:**

Janet Willerman Ellingson, Esquire  
Law Office of Janet W. Ellingson  
30 N. Airlite Street, Suite D  
Elgin, Illinois 60123

---

**Mail To:**

Paul Debiase, Esquire  
5536 W. Montrose Avenue  
Chicago, Illinois 60641

**Name & Address of Taxpayers:**

Amanda Whitt and Jose A. Espinoza  
1187 Blackhawk Drive  
Elgin, Illinois 60120

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

06-Nov-2020



<b>COUNTY:</b>	132.50
<b>ILLINOIS:</b>	265.00
<b>TOTAL:</b>	397.50

06-06-124-017-0000

| 20200801677302 |

1-941-406-688