

UNOFFICIAL COPY

TRUSTEE'S DEED (ILLINOIS)

Doc#. 2106221179 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/03/2021 10:04 AM Pg: 1 of 4

Dec ID 20210201638945
ST/CO Stamp 0-655-684-624

MAIL TO:

Lora Sopcic
6143 Lincoln Ave. Unit B
Morton Grove, IL 60053

NAME & ADDRESS OF TAXPAYER:

Lora Sopcic
6143 Lincoln Ave. Unit B
Morton Grove, IL 60053

A020421-5

THIS INDENTURE, made this 3RD day of February 2021, by Wesley L. Edfors, in his capacity as Trustee, under the provisions of The Wesley L. Edfors Revocable Trust Dated August 11, 2017, established under the Laws of the State of Illinois, of the City of Oak Brook Terrace, County of DuPage, State of Illinois- GRANTOR(S)

WITNESSETH, That Grantor(s), in consideration of the sum of TEN and NO/100's (\$10.00) Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantor as said trustee(s) and of every other power and authority the grantor hereunto enabling, does hereby convey and warrant unto: **LORA SOPCIC**, of 6143 Lincoln Ave. Unit B Morton Grove, IL (Grantee), the following described real estate, situated in the County of Cook and State of Illinois, to wit:

(SEE ATTACHED LEGAL DESCRIPTION)

Subject to: General real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate. Seller(s) also hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 10-20-122-104-1007

Address of real estate: 6143 Lincoln Avenue Unit B Morton Grove, IL 60053

REAL ESTATE TRANSFER TAX

11-Feb-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

10-20-122-104-1007

| 20210201638945 | 0-655-684-624

EXEMPT-PURSUANT TO SECTION 1-11-5
VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP

EXEMPTION NO. 10507 DATE 2/3/21

ADDRESS 6143 LINCOLN UNIT B
(VOID IF DIFFERENT FROM DEED)

BY Stacy Sore

PRECISION TITLE ACCOMMODATION

UNOFFICIAL COPY

IN WITNESS WHEREOF, the grantor, as Trustee, as aforesaid, does hereunto set his hand and seal the day and year first above written.

Wesley L. Edfors (SEAL)
WESLEY L. EDFORS, Trustee

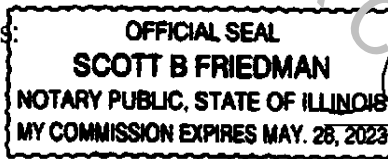
State of Illinois,

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WESLEY L. EDFORS as trustee and 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3RD day of February 2021

Commission expires:



Scott B. Friedman
NOTARY PUBLIC

COUNTY - ILLINOIS TRANSFER STAMPS EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER ACT

DATE:

Wesley L. Edfors
Buyer, Seller or Representative

This instrument was prepared by:

Scott B. Friedman, Esq.
250 Parkway Dr. #150
Lincolnshire, IL 60069
847-850-5343

UNOFFICIAL COPY

CHICAGO TITLE INSURANCE COMPANY

The Land is described as follows:

PARCEL 1:

UNIT 2E IN THE SUBDIVISION OF THE BRITTANY COURT TOWNHOME CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

LOT 2 (EXCEPT THE SOUTH 336.26 FEET THEREOF) AND LOT 3 IN THE SUBDIVISION OF THAT PART OF THE WEST 264 FEET OF THE SOUTH EAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF LINCOLN AVENUE (EXCEPT THE SOUTH 8.5 FEET THEREOF), IN COOK COUNTY, ILLINOIS.,

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 4, 1994 AS DOCUMENT NUMBER 94944810 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF ITS LIMITED COMMON ELEMENTS BEARING ITS UNIT DISTINCTION AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED NOVEMBER 4, 1994 AS DOCUMENT NUMBER 94944810, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY ILLINOIS.

PIN# 10-20-122-104-1007

PA: 6143 LINCOLN AVE. UNIT B
MORTON GROVE, IL 60053

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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.

Date: 02-03-2021

Signature: *Wesley L. Edfors*

Subscribed and Sworn to Before Me by Said: Wesley L. Edfors
This 3rd Day of February 2021.

NOTARY PUBLIC *Scott B. Friedman*



The grantee or his 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.

Date: 02-03-2021

Signature: *Wesley L. Edfors*

Subscribed and Sworn to Before Me by Said: Wesley L. Edfors
This 3rd Day of February 2021.

NOTARY PUBLIC *Scott B. Friedman*



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 a Class A misdemeanor for subsequent offenses.

[Attached to deed of ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]