

UNOFFICIAL COPY

TRUSTEE'S DEED

THIS INDENTURE, Made this February 1, 2021, between ITASCA BANK & TRUST CO., as Trustee, 308 W. Irving Park Road, Itasca, Illinois 60143, an Illinois Corporation, as Trustee under the provisions of a deed or deeds in trust to said bank in pursuance of a trust agreement known on its records as Trust No. 12440 party of the first part, ~~Kandas Alexander~~ Kazanowski, a single man

Doc#: 2110521099 Fee: \$98.00
 Karen A. Yarbrough
 Cook County Clerk
 Date: 04/15/2021 08:16 AM Pg: 1 of 2

Dec ID 20210201632688
 ST/CO Stamp 0-035-480-592 ST Tax \$130.00 CO Tax \$65.00
 City Stamp 0-393-303-056 City Tax: \$1,365.00

of 4006 West Nelson, #8G, Chicago, IL 60641 party(ies) of the second part,
 WITNESSETH, that said party of the first part, in consideration of the sum of TEN (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby convey and quitclaim unto said party(ies) of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

PIN: #13-27-213-047-1004

PROPERTY ADDRESS: 4006 West Nelson, #8G, Chicago, IL 60641

LEGAL: Unit "6G" in the West Nelson Condominium Association as delineated and defined on the plat of survey of the following described parcel of real estate:

The West 62-1/2 Feet and 5/8 Inches of Lots 9 and 10 in Block 1 in Belmont Gardens, a Subdivision of part of the Northeast 1/4 of Section 27, Township 40 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded June 18, 1913 known as Document 5209764, in Cook County, Illinois.

Which survey is attached as Exhibit "B" to Declaration of Condominium recorded August 4, 2005 as Document Number 0521639002, as amendment from time to time, together with its undivided percentage interest in the common elements.

Subject to:

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; and general real estate taxes not due and payable at the time of Closing.

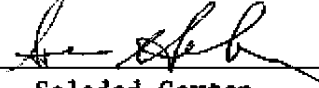
together with the tenements and appurtenances there unto belonging.

TO HAVE AND TO HOLD the same unto said party(ies) of the second part, and to the proper use, benefit and behoof forever of said party(ies) of the second part.

SUBJECT TO: All unpaid taxes and special assessments, if any, and any easements, encumbrances and restrictions of record. 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 conveying the above described premises (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.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Assistant Secretary, the day and year first above written.

ITASCA BANK & TRUST CO.
 As Trustee as aforesaid.

By 
 Soledad Gaytan Trust Officer

Attest 
 Aricema Santillanes Assistant Secretary

SC21063005
 FIDELITY NATIONAL TITLE
 182

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STATE OF ILLINOIS

County of DUPAGE

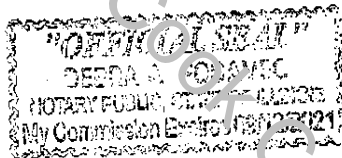
} SS.

I, THE UNDERSIGNED, A NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that the aforesaid Trust Officer of the ITASCA BANK & TRUST CO., and the aforesaid Assistant Secretary of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Assistant Secretary respectively, appeared before me in person, and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he/she, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as his/her own and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 1st day February, 2021.

Nella A. Porec

Notary Public



REAL ESTATE TRANSFER TAX		05-Feb-2021
CHICAGO:		975.00
CTA:		390.00
TOTAL:		1,365.00

13-27-213-047-1004 | 20210201632688 | 0-393-303-056
* Total does not include any applicable penalty or interest due.

This document prepared by:
Itasca Bank & Trust Co.
308 W. Irving Park Rd.
Itasca, Illinois 60143

REAL ESTATE TRANSFER TAX		05-Feb-2021
COUNTY:	ILLINOIS:	150.00
TOTAL:		150.00

13-27-213-047-1004 | 20210201632688 | 0-035-480-592

PLEASE MAIL TO:

*XANDER
KASIMASKI
4006 W. Nelson St.
#66
Chicago IL 60641*

PROPERTY ADDRESS

4006 West Nelson
#6G
Chicago, IL 60641

MAIL SUBSEQUENT TAX BILLS TO:

*XANDER KASIMASKI
4006 W. Nelson #66
Chicago IL 60641*