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Doc#: 2110601100 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/16/2021 06:53 AM Pg: 1 of 3

Dec ID 20210201630320
ST/CO Stamp 1-662-624-784 ST Tax \$75.00 CO Tax \$37.50
City Stamp 1-655-575-568 City Tax: \$787.50

ILLINOIS TRUSTEE'S DEED

PURSUANT TO §760 ILCS 3/

MAIL FUTURE TAX BILLS :

MS. MEGAN STEWART

8000 S. Marquette Ave.
Chicago, IL 60617

PERMANENT INDEX NUMBER

20-34-401-059-0000

NOW COMES THE BELOW-LISTED GRANTOR:

0020049113
FIDELITY NATIONAL TITLE 142

THE HERABEN MOORE LIVING REVOCABLE TRUST

OF 445 EAST 83RD STREET, IN CHICAGO, ILLINOIS 60619

BY AND THROUGH MS. BRONZ BRANTLEY, AS SUCCESSOR TRUSTEE, DOES NOW STATE THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS and 00/100 CENTS (\$10.00) and OTHER GOOD VALUABLE CONSIDERATION IN HAND PAID, DOES NOW REMISE, CONVEY & WARRANT ITS 100% FEE SIMPLE INTEREST on this SECOND DAY OF FEBRUARY IN THE YEAR 2021 (2.1.2021), the below-described REAL PROPERTY SITUATED IN THE COUNTY OF COOK AND IN THE STATE OF ILLINOIS to the following below-listed party:

NOW COMES THE BELOW-LISTED GRANTEE:

MEGAN STEWART (A SINGLE WOMAN)

of 445 EAST 83RD STREET, IN CHICAGO, ILLINOIS 60619, COOK COUNTY, HYDE PARK TOWNSHIP

THE COMMONLY REFERRED TO PROPERTY ADDRESS:

445 EAST 83RD STREET, IN CHICAGO, ILLINOIS 60619

LEGAL DESCRIPTION: SEE ATTACHED ON PAGE THREE OF THIS DEED

MAIL DEED ONCE RECORDED TO:

MEGAN STEWART, NOW OF, 445 EAST 83RD STREET, IN CHICAGO, ILLINOIS 60619, COOK COUNTY

THIS DEED WAS PREPARED BY THE FOLLOWING:

THE LOOMARTEE LAW GROUP, 625 E. 170TH STREET, SUITE 2E, SOUTH HOLLAND, ILLINOIS 60473

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PAGE TWO OF THREE

FINALLY, THE GRANTOR, THE HERABEN MOORE LIVING TRUST BY AND THROUGH MS. BRONZ BRANTLEY AS SUCCESSOR TRUSTEE, IN CHICAGO, ILLINOIS 60619, DOES NOW HEREBY WAIVE AND RELEASE ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD LAWS OF THE STATE OF ILLINOIS, TO THE ABOVE-REFERENCED GRANTEE, MEGAN STEWART, IN FEE SIMPLE.

ALSO, THIS TRUSTEE'S DEED IS HEREBY EXECUTED PURSUANT TO §760 ILCS 3/ AND IS SUBJECT TO ALL REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT §35 ILCS 200/31 AND THE CORRESPONDING COOK COUNTY TRANSFER TAX PROVISION, AS WELL AS ANY RESPECTIVE ORDINANCE REQUIRED BY THE CITY OF CHICAGO, AND FOR THE GRANTEE TO HAVE AND HOLD SAID PREMISES FOREVER.

Bronz Brantley as Successor Trustee

MS. BRONZ BRANTLEY – SUCCESSOR TRUSTEE FOR THE HERABEN MOORE LIVING TRUST

1-23-2021
DATED: SAT., JANUARY 23RD, 2021

NOTARY SECTION BELOW:

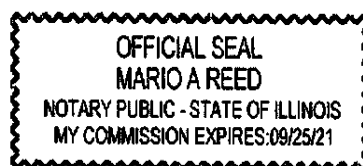
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ATTORNEY MARIO A. REED, a NOTARY PUBLIC, FOR THE STATE OF ILLINOIS, while in the COUNTY OF COOK, do hereby SWEAR AND AFFIRM that THE HERABEN MOORE LIVING TRUST BY AND THROUGH MS. BRONZ BRANTLEY, AS SUCCESSOR TRUSTEE, personally known to me to be the same person whose name is affixed to the foregoing TRUSTEE'S DEED, did appear before me on this TWENTY-THIRD DAY OF JANUARY IN THE YEAR 2021, and acknowledged that SHE SIGNED, SEALED & DELIVERED this TRUSTEE'S DEED as her FREE AND VOLUNTARY ACT as SUCH GRANTOR for the USE AND PURPOSE THEREIN SET FORTH

AFFIX NOTARY STAMP BELOW:

Mario A. Reed

MARIO A. REED, ESQ. – NOTARY PUBLIC



UNOFFICIAL COPY**PAGE THREE OF THREE****ATTACHED LEGAL DESCRIPTION:**

LOT TWENTY-SEVEN (27) AND THE WEST FIVE (5) FEET OF LOT TWENTY-SIX (26) IN SUTTON AND PETERSON'S RESUBDIVISION OF PART OF BLOCKS ONE (1) AND TWO (2) IN E.A. WARFIELD'S SUBDIVISION OF THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION FOURTEEN (14), TOWNSHIP THIRTY-THREE (33), RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN ALL IN COOK COUNTY, ILLINOIS.

ILLINOIS, COOK COUNTY & CITY OF CHICAGO TRANSFER TAX STAMPS BELOW

REAL ESTATE TRANSFER TAX

03-Feb-2021



COUNTY:	37.50
ILLINOIS:	75.00
TOTAL:	112.50

20-34-401-059-0000

| 20210201630320 | 1-662-624-784

REAL ESTATE TRANSFER TAX

03-Feb-2021



CHICAGO:	562.50
CTA:	225.00
TOTAL:	787.50 *

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