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2111157038D

TRUSTEE'S DEED
NOT 2001115 1099

Doc# 2111157038 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/21/2021 01:02 PM PG: 1 OF 3

The GRANTOR, LINDA L. KAUFMAN, NOT INDIVIDUALLY, BUT AS THE TRUSTEE OF THE LINDA KAUFMAN REVOCABLE TRUST UNDER TRUST AGREEMENT DATED 6/22/87, of Loveland, Colorado, in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, for the consideration of the sum of TEN DOLLARS (\$10.00), receipt whereof is hereby acknowledged, does hereby grant, bargains, sells and conveys unto: MOZART FULLERTON LLC, an Illinois limited liability company ("GRANTEE") the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

THE EAST 35 FEET OF LOT 28 IN BLOCK 8 IN GEORGE A. SEAVERN'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 2834 W. Fullerton Avenue, Chicago IL 60647
Permanent Index No: 13-25-323-043-0000

Together with all and singular hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances. Subject to the Permitted Encumbrances set forth on Exhibit A, attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise, subject to the Permitted Encumbrances.

[SIGNATURE ON IMMEDIATELY SUCCEEDING PAGE]

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SIGNATURE PAGE TO TRUSTEE'S DEED

IN WITNESS WHEREOF, Grantor has caused her name to be signed to these presents this 15th day of April, 2021.



LINDA L. KAUFMAN, NOT INDIVIDUALLY, BUT AS THE TRUSTEE OF THE LINDA KAUFMAN REVOCABLE TRUST UNDER TRUST AGREEMENT DATED 6/22/87

STATE OF Colorado)
)
COUNTY OF Larimer) SS.

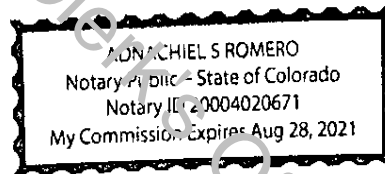
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY THAT, LINDA L. KAUFMAN, NOT INDIVIDUALLY, BUT AS THE TRUSTEE OF THE LINDA KAUFMAN REVOCABLE TRUST UNDER TRUST AGREEMENT DATED 6/22/87, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as such Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of Apr, 2021.

Commission expires: Aug 28, 2021




NOTARY PUBLIC


This instrument was prepared by:
Rraim Murtishi
Lyon & Caron LLP
790 Estate Drive, Suite 180
Deerfield, Illinois



After Recording Mail To:
Asmen Law Group
C/O JARED FATTORE
217 N. JEFFERSON ST STE. 601
CHICAGO, IL 60601

Tax Bills To Be Mailed To:
Mozart Fullerton
2222 N. ELSTON AVE STE 100
CHICAGO IL 60614

REAL ESTATE TRANSFER TAX		21-Apr-2021	
	COUNTY:	880.50	
	ILLINOIS:	1,761.00	
	TOTAL:	2,641.50	
13-25-323-043-0000		20210401604702 0-925-355-536	

REAL ESTATE TRANSFER TAX		21-Apr-2021	
	CHICAGO:	13,207.50	
	CTA:	5,283.00	
	TOTAL:	18,490.50 *	
13-25-323-043-0000		20210401604702 0-427-875-152	

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

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EXHIBIT A
Permitted Exceptions

1. Real estate taxes and assessments which are not yet due and payable.
2. Covenants, conditions, restrictions, and all public matters of record.
3. Public and utility easements.
4. Acts done by or suffered through Grantee.
5. Existing leases and tenancies.
6. Special governmental taxes or assessment confirmed and unconfirmed.

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