

# UNOFFICIAL COPY

Doc#: 2111204204 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/22/2021 10:00 AM Pg: 1 of 2

## TRUSTEE'S DEED

GRANTEE'S ADDRESS &

### MAIL TAX BILL TO:

Sean Wagner  
3836 S. Parnell Avenue  
Chicago, Illinois 60609

Dec ID 20210201644955

ST/CO Stamp 1-923-652-624 ST Tax \$420.00 CO Tax \$210.00

City Stamp 0-870-259-728 City Tax: \$4,410.00

### MAIL RECORDED DEED TO:

Attorney Gabriel Caporale  
7646 W. North Avenue  
Elmwood Park, Illinois 60707

THE GRANTORS, CINDY W. LAU as trustee of the BRITTANY G. LAU GIFT TRUST, DATED DECEMBER 12, 2017 AND CINDY W. LAU as trustee of the TIFFANY LAU GIFT TRUST, DATED DECEMBER 12, 2017, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to SEAN WAGNER, of Cook Co., State of IL, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 16 IN BLOCK 2 IN THE SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 27 IN THE CANAL TRUSTEES' SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number: 17-33-325-035

Property Address: 3836 S. Parnell Avenue, Chicago, IL 60609


Subject, however, to the general real estate taxes not due and payable at the time of Closing, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.



DATED this 18<sup>th</sup> day of February, 2021.

  
CINDY W. LAU  
AS TRUSTEE

  
CINDY W. LAU  
AS TRUSTEE

REAL ESTATE TRANSFER TAX		22-Feb-2021
	CHICAGO:	3,150.00
	CTA:	1,260.00
	TOTAL:	4,410.00 *
17-33-325-035-0000   20210201644955   0-870-259-728		

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

REAL ESTATE TRANSFER TAX		22-Feb-2021
 	COUNTY:	210.00
	ILLINOIS:	420.00
	TOTAL:	630.00
17-33-325-035-0000   20210201644955   1-923-652-624		

FIDELITY NATIONAL TITLE

062100604  
1082

# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
   ) SS  
 COUNTY OF Will     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **CINDY W. LAU** as trustee of the **BRITTANY G. LAU GIFT TRUST, DATED DECEMBER 12, 2017** AND **CINDY W. LAU** as trustee of the **TIFFANY LAU GIFT TRUST, DATED DECEMBER 12, 2017**, 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 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 notarial seal this 18<sup>th</sup> day of February, 2021.



  
 Notary Public

PREPARED BY:  
 Berardi and Associates, LLC  
 Attorney Mark M. Berardi  
 14919 Founders Crossing  
 Homer Glen, Illinois 60491

Cook County Clerk's Office