

UNOFFICIAL COPY

A21-0098
**TRUSTEE'S DEED
(ILLINOIS)**

Doc#: 2113101214 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/11/2021 07:14 AM Pg: 1 of 2

Dec ID 20210401615317
ST/CO Stamp 1-005-592-848 ST Tax \$184.50 CO Tax \$92.25
City Stamp 0-752-057-872 City Tax: \$1,937.25

THE GRANTOR, MARIA SURMAN, AS TRUSTEE UNDER THE PROVISION OF A TRUST AGREEMENT DATED JUNE 13, 2014 AND KNOWN AS MARIA FAMILY TRUST, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as Trustee, convey to Mariia Karniuk, a single woman, and Olha Karniuk, a married woman, as Joint Tenants, at all interest in the following described real estate commonly known as 4660 N. Austin Ave. Unit 207, Chicago, IL 60630, and legally known as:

LEGAL DESCRIPTION:

PARCEL 1: UNIT NUMBER 207 IN THE WASHINGTON HOUSE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE NORTH 1/2 OF LOT 11, LOT 8 (EXCEPT THE NORTH 166.70 FEET), LOT 7 (EXCEPT THE NORTH 150 FEET), THE EAST 1/2 OF LOT 6 (EXCEPT THE NORTH 150 FEET), THE EAST 30 FEET OF THE WEST 60 FEET OF LOT 6 (EXCEPT THE NORTH 166.70 FEET) IN BLOCK 4 IN FREDERICK H. BARTLETT'S LAWRENCE AVENUE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26571458 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE THE PARKING SPACE 9 AND STORAGE LOCKER 5, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 26571458, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number(s): 13-17-107-194-1020

Property Address: 4660 N. Austin Ave, Unit 207, Chicago, Illinois 60630

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the

UNOFFICIAL COPY

provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; party walls, party wall rights and party wall agreements; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.

Dated this 30th day of April, 2021.

Maria Surman
Maria Surman as Trustee for Maria Family Trust

REAL ESTATE TRANSFER TAX

04-May-2021



COUNTY: 92.25
ILLINOIS: 84.50
TOTAL: 276.75

13-17-107-194-1020 | 20210401615317 | 1-003-592-848

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Maria Surman 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 in the instrument as her 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 30th day of April, 2021.



Katarzyna Dominikowski
Notary Public

REAL ESTATE TRANSFER TAX

04-May-2021



CHICAGO: 1,383.75
CTA: 553.50
TOTAL: 1,937.25 *

13-17-107-194-1020 | 20210401615317 | 0-753-057-872

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

THIS INSTRUMENT PREPARED BY
Katarzyna Dominikowski
Katarzyna Dominikowski, P.C.
6127 N Northwest Hwy
Chicago, IL 60631

MAIL TO:
CUTLER ASSOCIATES
4131 MAIN ST
SKOKIE IL 60076

SEND SUBSEQUENT TAX BILLS TO:
MARIA KARMIYKO
4660 N AUSTIN AVE #207
CHICAGO IL 60630