

UNOFFICIAL COPY

TRUSTEE'S DEED

Doc#: 2120318017 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/22/2021 05:22 AM Pg: 1 of 2

Dec ID 20210701693558
ST/CO Stamp 0-813-589-264 ST Tax \$850.00 CO Tax \$425.00
City Stamp 0-183-567-120 City Tax: \$8,925.00

Above Space for Recorder's Use Only

THIS AGREEMENT, made this 2 day of JULY, 2021, between CHRISTINE R. SEILER, Trustee under a Trust Agreement dated the JANUARY 10, 2008, and known as the SEILER FAMILY TRUST as Grantor and ANDREW KUCHARSKI, of 2141 WEST BELLE PLAINE, CHICAGO, ILLINOIS 60618, as Grantee.

WITNESSETH: The Grantor in consideration of the sum of TEN (\$10.00) dollars and other good and valuable consideration, receipt whereof is hereby acknowledged, and 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, does hereby CONVEY and WARRANT unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

PARCEL 1: THE NORTH 40 FEET OF THE SOUTH 260 FEET OF THE EAST 1/2 OF LOT 1 IN NIXON AND PRASSAS' SECOND ADDITION TO NEW RAVENSWOOD PARK, BEING A SUBDIVISION OF LOTS 59 AND 60 (EXCEPT THE WEST 169 FEET THEREOF) IN SAM SHACKFORD'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

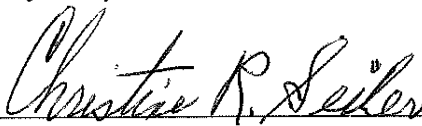
PARCEL 2: THE NORTH 40 FEET OF THE SOUTH 260 FEET OF LOT 16 IN BLOCK 3 IN SUBDIVISION OF LOTS 47, 48, 53 AND 54 IN SHACKFORD'S BOWMANVILLE SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD said premises, together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, forever; subject to covenants, conditions and restrictions of record, and general taxes for the year 2020 and subsequent years.

Permanent Index Number: **13-12-412-029-0000 and 13-12-412-038-0000**

Address of Real Estate: **4925 NORTH FAIRFIELD, CHICAGO, ILLINOIS 60625**

IN WITNESS WHEREOF, the Grantor, as Trustee as aforesaid, has hereunto set her hand and seal the day and year first above written.


(SEAL)
CHRISTINE R. SEILER, as Trustee aforesaid

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STATE OF ILLINOIS,

SS

COUNTY OF COOK,

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHRISTINE R. SEILER 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 he signed, sealed and delivered the said instrument as his 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 official seal, this 2 day of JULY, 2021.

Commission expires: 02/05/2023

John G. Wolf
NOTARY PUBLIC



MAIL TO:

Crystal L. Siver Esq.
1155 Willow Ln
Northbrook, IL 60062

SEND SUBSEQUENT TAX BILLS TO:

ANDREW KUCHARSKI
4925 NORTH FAIRFIELD
CHICAGO, ILLINOIS 60625

This instrument was prepared by:

John G. Wolf
Attorney at Law
124 Clinton
Park Ridge, Illinois 60068

Property of Cook County Clerk's Office