

# UNOFFICIAL COPY



Doc# 2120333032 Fee \$88.00

**TRUSTEE'S DEED**  
Statutory (ILLINOIS)

MAIL TO:  
ART & BIBIAN CRISTINO  
6121 N SHERIDAN RD 4C  
CHICAGO IL 60660

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/22/2021 10:20 AM PG: 1 OF 3

TAX BILL TO:  
ART & BIBIAN CRISTINO  
6121 N SHERIDAN RD 4C  
CHICAGO IL 60660

Chicago Title/RM 216NW065022 PK

THE GRANTOR: **Barbara Kozak, not individually but as Trustee of the Barbara Kozak Revocable Living Trust dated December 17, 2019**, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, Convey and Warrant to GRANTEES **Arturo Cristino and Bibian Alicia Cristino, of husband + wife**, not as tenants in common and not as joint tenants but as **tenants by the entirety**, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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 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; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; 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.

PERMANENT INDEX NUMBER: 14-05-211-015-1019  
PROPERTY ADDRESS: 6121 N. Sheridan Rd. 4C, Chicago, IL 60660

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

DATED THIS 24<sup>th</sup> DAY OF May, 2021.

Barbara Kozak, not individually but as Trustee of the Barbara Kozak Revocable Living Trust dated December 17, 2019

REAL ESTATE TRANSFER TAX		15-Jun-2021
	CHICAGO:	2,137.50
	CTA:	855.00
	TOTAL:	2,992.50 *

14-05-211-015-1019 | 20210401615633 | 1-535-100-176  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		15-Jun-2021
	COUNTY:	142.50
	ILLINOIS:	285.00
	TOTAL:	427.50

14-05-211-015-1019 | 20210401615633 | 2-026-943-760

S ✓  
P 3  
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SC ✓  
INTJP ✓

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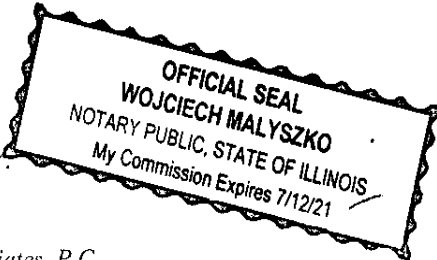
STATE OF ILLINOIS )  
 )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Barbara Kozak, not individually but as Trustee of the Barbara Kozak Revocable Living Trust dated December 17, 2019** is 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 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 24<sup>th</sup> Day of May, 2021.

Commission expires 07/12/2021

Wojciech Malyszko  
NOTARY PUBLIC



PREPARED BY:

Alicja M. Sroka  
Alicja M. Sroka & Associates, P.C  
Attorney at Law  
7742 W. Higgins Rd. Unit C102  
Chicago, Illinois 60631

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## EXHIBIT A

Order No.: 21GNW065022PK

For APN/Parcel ID(s): 14-05-211-015-1019

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UNIT NUMBER 4-C IN THE 6121 SHERIDAN ROAD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 11 AND THE SOUTH 1/2 OF LOT 10 (EXCEPT THE WEST 14 FEET OF SAID LOTS), TAKEN AS A TRACT, IN BLOCK 9 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, IN THE EAST FRACTIONAL 1/2 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO OF THAT PART OF SAID SECTION 5, LYING WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK, AS ESTABLISHED IN DOCUMENT NUMBER 10938695 AND BETWEEN THE NORTH AND SOUTH LINES OF SAID TRACT, EXTENDED EASTERLY TO SAID BOUNDARY LINE, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION MADE BY NATIONAL BOULEVARD BANK OF CHICAGO, AS TRUSTEE, UNDER TRUST NUMBER 1184 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 19096715, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office