

UNOFFICIAL COPY

1394994 1/2 S.H.
TRUSTEE'S DEED

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

Doc#: 2129220201 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/19/2021 07:47 AM Pg: 1 of 3

Dec ID 20210901690489
ST/CO Stamp 1-183-504-528 ST Tax \$1,350.00 CO Tax \$675.00
City Stamp 1-741-346-960 City Tax: \$14,175.00

Above Space for Recorder's Use Only

THIS INDENTURE made this 27th day of September 2021, by DANA E. KRUEGER, TRUSTEE OF THE DANA E. KRUEGER 2015 TRUST UNDER TRUST AGREEMENT DATED 9/25/2015 (N/K/A/ DANA E. KUMAR) hereinafter referred to as Grantor, and LUC E. ANSELIN AND EMILY TALEN, hereinafter referred to as Grantee:

WHEREAS, Grantor is the duly acting TRUSTEE of DANA E. KRUEGER 2015 TRUST UNDER TRUST AGREEMENT DATED 9/25/2015 with full power and authority to execute this instrument pursuant to the trust instrument referred to herein AND Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

NOW, THEREFORE, the Grantor, not individually but as such Trustee, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby Convey and Warrant to: LUC E. ANSELIN AND EMILY TALEN, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY, OF CHICAGO, ILLINOIS, pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as 2231 N. MAGNOLIA AVE. CHICAGO, IL 60614, legally described as:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT ONLY TO: (a) general real estate taxes not due and payable at the time of conveyance; (b) building, building line and use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances and easements for public utilities.

Permanent Index Number: 14-32-113-011-0000
Address(es) of Real Estate: 2231 N. MAGNOLIA AVE. CHICAGO, IL 60614
grantee address

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustee, in and to the premises.

[SIGNATURE AND NOTARIZATION PAGE TO FOLLOW]


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EXHIBIT "A" LEGAL DESCRIPTION

File No.: 1394995



Lot 38 in Block 8 in George Ward's Subdivision of Block 12 in Sheffield Addition to Chicago (Ante Fire), a Subdivision in the East 1/2 of the Northwest 1/4 of Section 32, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN 14-32-113-011-0000

| REAL ESTATE TRANSFER TAX | | 15-Oct-2021 |
|---|---------------|--------------------|
|  | CHICAGO: | 10,125.00 |
| | CTA: | 4,050.00 |
| | TOTAL: | 14,175.00 * |

14-32-113-011-0000 | 20210901690489 | 1-741-346-960

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

| REAL ESTATE TRANSFER TAX | | 15-Oct-2021 |
|---|---------------|-----------------|
|  | COUNTY: | 675.00 |
|  | ILLINOIS: | 1,350.00 |
| | TOTAL: | 2,025.00 |

14-32-113-011-0000 | 20210901690489 | 1-183-504-528