JNOFFICIAL CC

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

day of THIS INDENTURY made this 021, 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, hereigefter 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 Gruntor, not individually but as such Trustee, in consideration of the sum of TEN DOLLARS (\$1(.0)) 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, 1/ 60614, legally described as:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT ONLY TO: (a) general real estate taxes not due and payable at the tim: 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 1

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]

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor, not individually, but as hand and seal the day and year first above written.	Trustee aforesaid, has hereunto set her
DATED: 9/21/2021	
Total	
DANA E. KRUEGER, N/K/A DANA E. KUMAR, AS TRUSTEE	
STATE OF ALLINOIS) ss	
COUNTY OF COOK)	
I, the undersigned, a cotary public in and for said County, it that DANA E. KRUEGER, N'K'A DANA E. KUMAR is personally name is subscribed to the foregoing instrument, appeared before me	y known to me to be the same person whose
signed, sealed and delivered the sail (instrument as their free and vo forth.	luntary act, for the uses and purposes therein set
Given under my hand and offictal seal, this day of 2021	
JOAN ELIZABETH MALONEY NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES OF THE O	
MY COMMISSION EXPIRES:05/26/23	PUBLIC
Commission expires This instrument was prepared by: Joan Maloney, Attorney at	AW 1120 W REI MONT AVE
CHICAGO, IL 60657	Luv, 1120 W. BEDWONT AVE.
	SUBSEQUENT TAX BILLS TO:
Luc Anselin + Emily Taken	Luc Anselin + Emily Toler
2231 N. Magnolia Ave	2231 N. Magnolia Ave.
Chicago, IL 60614	2231 N. Magnolia Ave. Chicago, IL 60614
9	
TENANTS BY Entirety	
10/8/21	
J. 12/8/21	•

UNOFFICIAL COPY

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 14-32-1/3-011-0000

AFAL ESTATE TRANSFER TAX		15-Oct-2021
	CHICAGO:	10,125.00
	CTA:	4,050.00
	TOTAL:	14,175.00 *
14-32-115-011-0000	20210901690489	1-741-346-960
* Total door not include		

REAL ESTATE TRANSFER TAX		
	A.	CC

14-32-113-011-0000

15-Oct-2021 675.00 IL'ANCIS: 1,350.00 1017.L: 2,025.00

20210901690489 1 183-504-528 Contion Office

File No.: 1394995 Page 1 of 1