

# UNOFFICIAL COPY

Doc#: 2133412454 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 11/30/2021 01:42 PM Pg: 1 of 4

Prepared By;

Ivan Coss

2040 N. Harlem Ave.

Elmwood Park, IL 60707

Dec ID 20211001617721

ST/CO Stamp 0-896-058-000 ST Tax \$244.00 CO Tax \$122.00

City Stamp 1-333-379-728 City Tax: \$2,706.94

Return To:

M & J Finacial, Inc

Two Northfield Plaza, Suite 320

Northfield, IL 60093

11 139294

## TRUSTEE'S DEED

The Grantor, Ivan Coss, Trustee of the Ivan Coss Revocable Trust created under a Trust Agreement dated December 3, 2020, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, conveys and warrants to M & J Financial, Inc., an Illinois corporation, all of the Trust's right, title and interest in and to the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**LOTS 11, 12, 13 AND 14 IN HULBERT FULLERTON AVENUE HIGHLANDS  
SUBDIVISION NO. 9, BEING A SUBDIVISION IN THE WEST ½ OF THE  
SOUTHEAST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

**Address: 5023 W. Diversey, Chicago, IL 60639**

**PIN: 13-28-401-011-0000, 13-28-401-012-0000, 13-28-401-013-0000 and 13-28-4011-014-0000**

**SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through Buyer; and, General Real Estate Taxes not yet due and payable at the time of Closing.**

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Dated this 1 day of November, 2021.

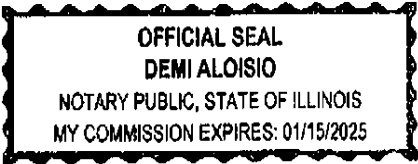
Ivan Coss

Ivan Coss, Trustee of the Ivan Coss  
Revocable Trust dated December 3,  
2020

STATE OF ILLINOIS     )  
  ) ss  
COUNTY OF COOK     )

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid does hereby certify that Ivan Coss, as Trustee of the Ivan Coss Revocable Trust dated December 3, 2020, to be the same person whose name are subscribed to this instrument as Trustee, personally appeared before me this day in person, and acknowledged that he signed and delivered this instrument in his capacity as Trustee of the Trust as his free and voluntary act for the uses and purposes therein stated.

Demi Aloisio  
Notary Public



(Seal)

Name and address of Taxpayer:

Ivan Coss  
5023 W. Diversey  
Chicago, IL 60639

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**

**REAL ESTATE TRANSFER TAX**

**24-Nov-2021**



<b>COUNTY:</b>	<b>122.00</b>
<b>ILLINOIS:</b>	<b>244.00</b>
<b>TOTAL:</b>	<b>366.00</b>

**13-28-401-011-0000**

**| 20211001617721**

**| 0-896-058-000**

Property of Cook County Clerk's Office

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**REAL ESTATE TRANSFER TAX**

24-Nov-2021



<b>CHICAGO:</b>	1,830.00
<b>CTA:</b>	732.00
<b>TOTAL:</b>	2,562.00 *

13-28-401-011-0002 | 20211001617721 | 1-333-379-728

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