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This instrument prepared by:
Wayne T. Lofthouse
1420 Renaissance Drive, Suite 213
Park Ridge, IL 60068

Doc# 2134828115 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/14/2021 03:37 PM Pg: 1 of 4

Mail future tax bills to:

Ingmar Koecher
2743 Meadowlark Ln.
Evanston, IL 60201

Dec ID 20211101640736
ST/CO Stamp 1-936-773-776 ST Tax \$485.00 CO Tax \$242.50

Mail this recorded instrument to:

Katherine Hart
9349 Forestview Rd.
Evanston, IL 60203

TRUSTEE'S DEED

This Indenture, made this 14th day of December, 2021, between Steven Ukropen and Ann Haskel, as Co-Trustees of the Steven Ukropen and Ann Haskel Joint Tenancy Trust dated November 29, 2017, party of the first part, and Ingmar Koecher, unmarried man, of 2311 Brown Ave, Evanston, Illinois 60202, of the State of Illinois, party of the second part.

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in Cook County, State of Illinois, to wit:

LOT 15 IN WESTMORELAND AND LAWNS, A RESUBDIVISION OF BLOCK 1; LOTS 1 TO 10 AND 14 TO 18, INCLUSIVE, IN BLOCK 2; LOTS 9 TO 13; INCLUSIVE, IN BLOCK 3 ALL IN HIGHLAND TERMINAL THIRD ADDITION, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 33, TOWNSHIP 42 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF CLIFFORD AVENUE, NOW VACATED LYING WESTERLY OF THE WESTERLY LINE EXTENDED OF CRAWFORD AVENUE, AND EAST OF THE WEST LINE EXTENDED OF SAID BLOCK 1 AND BLOCK 2, ALSO TOGETHER WITH ALL OF 16 FOOT PUBLIC ALLEY NOW VACATED IN SAID BLOCK 2 (EXCEPT THAT PART OF THE NORTHWESTERLY AND SOUTHEASTERLY ALLEY IN SAID BLOCK 2, LYING SOUTHERLY OF THE OF THE SOUTHERLY LINE OF SAID LOT 10), ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 05-33-305-022-0000
Property Address: 2743 Meadowlark Ln, Evanston, IL 60201

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2021 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

To Have and To Hold the same unto said party of the second part, and to the proper use, benefit, and behold forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

0036570

CITY OF EVANSTON

REAL ESTATE TRANSFER TAX


DATE: PAID NOV 30 2021

AMOUNT: \$2425.00 Agent: LB


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Individual Trustees

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.



 Trustee



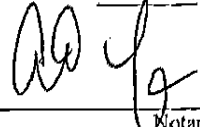
 Trustee

STATE OF ILLINOIS
COUNTY OF COOK

)
) SS
)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO
HEREBY CERTIFY that Steven Ukropen and Ann Haskel, as Co-Trustees under the
provisions of a Declaration of Trust dated November 29, 2017, and known as the Steven
Ukropen and Ann Haskel Joint Tenancy Trust, personally known to me to be the same
persons whose names are subscribed to the foregoing instrument as such Co-Trustees,
appeared before me this day in person and acknowledged that they signed and delivered
said instrument as their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 7th day of December, 2021.



 Notary Public

Property of Cook County Clerk's Office





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CITY OF EVANSTON REAL ESTATE TRANSFER DECLARATION FORM

This form may be submitted by mail to the Evanston City Collector's Office at 2100 Ridge Ave, Room 1300, Evanston, IL 60201. Please include 2 copies of this form and a self addressed stamped return envelope. Please allow a minimum of 5 business days to processing for all real estate transactions.

Effective January 1, 2019: (Pursuant to Evanston City Code, Title 3, Chapter 25) 3-25-2, "Imposition of Tax" to increase the Real Estate Transfer Tax for transactions with a sale price over \$1,500,000.01. The Real Estate Transfer Tax will be as follows: 1) Sale prices up to \$1.5 million the tax is \$5.00 per \$1,000 of value per transaction. 2) Sale prices from \$1,500,000.01 to \$5 million the tax is \$7.00 per \$1,000 of value per transaction. 3) Sale prices at \$5,000,000.01 or more the tax is \$9.00 per \$1,000 of value per transaction.

Pursuant to Evanston City Code 3-25-8-1 "Exemption Transaction Fee: There shall be a \$100.00 fee for any exempt transaction enumerated in Sections 3-25-6 and 3-25-7 effective March 20, 2006.

CHECK ALL THAT APPLY AND FILL OUT FORM COMPLETELY

- RESIDENTIAL COMMERCIAL EXEMPT LAND TRUST
- SINGLE FAMILY/TOWNHOUSE CONDOMINIUM MULTI-UNIT # OF UNITS

(For recorder's use only)

RECORDER'S NO. _____

DATE RECORDED _____

DATE OF FILING WITH THE CITY: 11/15/2021

ADDRESS OF PROPERTY: Street 2743 MEADOWLARK LANE Zip Code 60202

PERMANENT INDEX NUMBER (TAX NUMBER) 05-33-305-022-0000

CLOSING DATE OR DATE OF DEED 12/1/2021 TYPE OF DEED TRUSTEE'S DEED

SALE PRICE OF PROPERTY (Full Actual Consideration)	Evanston Stamp:	\$	<u>485,000</u>
AMOUNT OF REAL ESTATE TRANSFER TAX: ($\$5.00$ per \$1,000 of sale price rounded to the nearest \$1,000 ex: \$100,012.00 = \$101,000.00)		\$	<u>2,425.00</u>

NOTE: Certain transactions are exempt from the Evanston Real Estate Transfer tax ordinance. These exemptions are enumerated on the next page of this form. To claim one of these exemptions, fill in the appropriate blanks below:

I hereby declare that this transaction is exempt from taxation under Evanston Real Estate Transfer Tax Ordinance

by paragraph (s) N/A of Section 3-25 N/A

Detail of exemption claimed, including documentation provided: (explain) N/A

WE HEREBY DECLARE THAT ALL THE FACTS CONTAINED IN THIS DECLARATION ARE TRUE AND CORRECT

SELLER/GRANTOR: Name STEVEN UKROPEL & ANN HASKEL TRUST Phone Number 773-682-4036

Address 2743 MEADOWLARK LANE City EVANSTON State IL Zip 60202

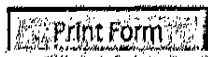
Signature (Seller or Agent) Wayne T. Joffe Date Signed 11/15/2021

BUYER/GRANTEE: Name INGMAR KOEHLER Phone Number 773-848-9916

Address 2311 BROWN AVE City EVANSTON State IL Zip 60202

Signature (Buyer or Agent) Wayne T. Joffe Date Signed 11-15-2021

Please Note: Last transfer stamps must be repurchased.



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EXEMPTIONS

SECTION 3-25-6: The tax imposed by this Chapter shall not apply to the following transactions, provided said transaction in each case is accompanied by a certificate setting forth the facts or such other certificate of record or sworn statement as the director of finance may require at the time of filing of the declaration form.

- (A) Transactions involving property acquired by or from any governmental body;
- (B) Transactions in which the deeds secure debt or other obligations;
- (C) Transactions in which the deeds, without additional consideration, confirm, correct, modify or supplement deeds previously recorded;
- (D) Transactions in which the actual consideration covering the sale of any owner occupied residential unit is less than fifty thousand dollars (\$50,000.00) and the seller qualifies under Section 8 housing assistance payment program income guidelines of the U.S. housing act of 1937, as amended from time to time;
- (E) Transactions in which the actual consideration is less than five hundred dollars (\$500.00);
- (F) Transactions in which the deeds are tax deeds;
- (G) Transactions in which the deeds are releases of property which is security for a debt or other obligation; provided, however, that any transfer must be to a mortgagee or secured creditor;
- (H) Transactions in which the deeds are pursuant to a court decree;
- (I) Transactions made pursuant to mergers, consolidations, or transfers or sales of substantially all of the assets of a corporation pursuant to plans of reorganization;
- (J) Transactions between subsidiary corporations and their parents for no consideration other than the cancellation or surrender of the subsidiary corporation's stock;
- (K) Transactions representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States; and
- (L) A transfer by lease.

SECTION 3-25-7: The taxes imposed by this Chapter shall not be imposed on or transferred by an executor or administrator to a mortgagee, heir or distributee where the transfer is being made pursuant to will or by intestacy. The tax imposed by this Chapter shall further be exempt where the transaction is effected by operation of law or upon delivery or transfer in the following instances, provided, however, that a declaration form is filed.

- A) From a decedent to his/her executor or administrator;
- B) From a minor to his/her guardian or from a guardian to his/her ward upon attaining majority;
- C) From an incompetent to his/her conservator, or similar legal representative, or from a conservator or similar legal representative to a former incompetent upon removal or disability;
- D) From a bank, trust company, financial institution, insurance company or other similar entity, or nominee, custodian, or trustee herefor, to a public officer or commission, or person designated by such officer or commission or by a court, in the taking over of its assets, in whole or in part, under state or federal law regulating or supervising such institutions, nor upon redelivery or retransfer by any such transferee or successor thereto;
- E) From a bankrupt or person in receivership due to insolvency to the trustee in bankruptcy or receiver, from such receiver to such trustee or from such trustee to such receiver, nor upon redelivery or retransfer by any such transferee or successor thereto;
- F) From a transferee under Subsections (A) through (E) of this Section, to his/her successor acting in the same capacity, or from one such successor to another;
- G) From a foreign country or national thereof to the United States or any agency thereof, or to the government of any foreign country directed pursuant to the authority vested in the President of the United States by any applicable law;
- H) From trustees to surviving, substitute, succeeding or additional trustees of the same trust;
- I) Upon the death of a joint tenant or tenant by the entirety to the survivor or survivors.