

# UNOFFICIAL COPY

Doc#: 2201004062 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/10/2022 01:10 PM Pg: 1 of 4

Dec ID 20211201679646  
ST/CO Stamp 2-016-017-040  
City Stamp 0-146-733-712

## TRUSTEE'S DEED

Prepared By &  
Mail Recorded Deed to:  
Attorney Thomas J. Moran  
5300 West Devon Ave.  
Chicago, IL 60646

THIS INSTRUMENT made this 20<sup>th</sup> day of DECEMBER, 2021 between  
NANCY KASZUBINSKI as Trustee under certain Trust Agreement dated  
NOVEMBER 29, 2014, and known as  
THE SALLIE A. MILLER REVOCABLE TRUST,  
and any amendments thereto,  
As Grantor, and

STEFAN PALFI and LINDA PALFI, Husband and Wife,  
as Joint Tenants as to an undivided 83.33 % interest and  
JANE SECHREST, a single woman, as to an undivided 16.67 % interest, all of  
3900 West Bryn Mawr Ave., Unit 406  
Chicago, IL 60659  
As Grantees.

WITNESSETH: The Grantor in consideration of the sum of TEN and 00/100 Dollars and other  
good and valuable considerations, receipt whereof is hereby acknowledged, and in pursuance of  
the power and authority vested in the Grantor as the Trustee of said Trust and of every other  
power and authority the Grantor hereunto enabling, does hereby convey and quit claim unto the  
Grantees in fee simple the following described real estate situated in the City of Chicago in the  
County of Cook and State of Illinois, to Wit:

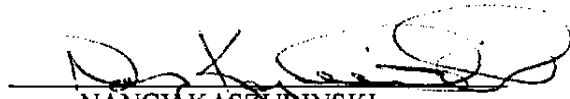
Legal Description of 3900 West Bryn Mawr Ave., Unit 406, Chicago, IL 60659 is attached hereto  
and made a part hereof.

P.I.N. # 13-02-300-005-1026.  
Commonly known as 3900 West Bryn Mawr Avenue, Unit 406, Chicago, IL 60659.

together with the tenements, improvements, hereditaments and appurtenances  
thereunto belonging or in any wise appertaining to have and to hold same in such  
percentage interests forever.

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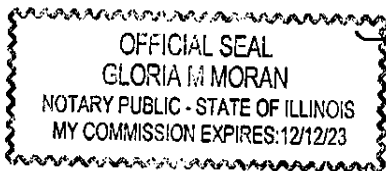
IN WITNESS WHEREOF, the Grantor as Trustee as aforesaid hereunto has set her hand and seal the day and year first above written.

  
 \_\_\_\_\_  
 NANCY KASZUBINSKI  
 as ~~Successor~~ Trustee as aforesaid  
 (NK)

State of Illinois )  
County of Cook ) ss.

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that NANCY KASZUBINSKI as Trustee as aforesaid, 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 said deed as HER free and voluntary act and as such Successor Trustee, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 20 day of DECEMBER, 2021.



  
 \_\_\_\_\_  
 NOTARY PUBLIC

Exempt under provisions of Paragraph E, Section 4, Illinois Real Estate Transfer Tax Act.  
NO CONSIDERATION INVOLVED.

Dated: DECEMBER 20, 2021.

  
 \_\_\_\_\_  
 Grantor or Representative

MAIL TAX BILLS TO:

Linda and Stefan Palfi  
3900 West Bryn Mawr Ave., Unit 406  
Chicago, IL 60659

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3900 WEST BRYN MAWR, UNIT 406, CHICAGO, IL 60659

**PARCEL 1:**

Unit Number 406 in Conservancy at North Park Condominium I, as delineated on a Survey of the following described Premises:

That Part of the East 833 Feet of the West 883 Feet of the North 583 Feet of the South 633 Feet of the Southwest 1/4 of Section 2, Township 40 North, Range 13 East of the Third Principal Meridian, (Except that Part of the Land dedicated for Public Roadway by Document 26700736) described as follows: Commencing at the Northwest Corner of said Tract; Thence East on the North Line of said Tract a Distance of 833.00 Feet to the Northeast Corner of said Tract; Thence South 0 Degrees 05 Minutes 24 seconds East on the East Line of Said Tract a Distance of 583 Feet to the Southeast Corner of said Tract; Thence West on the South Line of said Tract a distance of 255.38 feet; Thence North a distance of 120 Feet to the Point of Beginning; Thence continuing North on the Last described Line a distance of 89.0 feet; Thence West 78.0 Feet; Thence North 10.0 Feet; Thence West 48.0 Feet; Thence South 20.0 Feet; Thence West 78 Feet; Thence South 89 Feet; Thence East 204 Feet to the Point of Beginning, in Cook County, Illinois.

Which Survey is attached to the Declaration of Condominium recorded as Document Number 94923282 as amended from time to time, together with its undivided percentage interests in the common elements, in Cook County, Illinois.

**PARCEL 2:**

The Exclusive right to the use of Parking Space 406 and Storage Space 406, Limited Common Elements, as delineated on the Survey attached to the Declaration aforesaid recorded as Document 94923282.

P.I.N. # 13-02-300-005-1026.

Property Address: 3900 West Bryn Mawr Avenue, Unit 406, Chicago, IL 60659.

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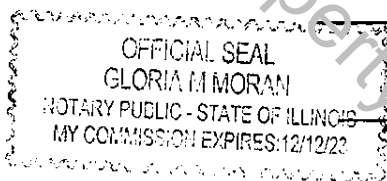
CHICAGO TITLE INSURANCE COMPANY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

12-20-2021 Dated [Signature] Signature Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID [Signature] THIS 20 DAY OF December, 2021

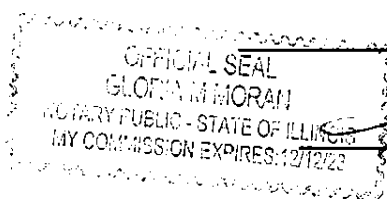


[Signature]  
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

12-20-2021 Dated [Signature] Signature Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID [Signature] THIS



20 DAY OF December, 2021  
[Signature]  
Notary Public

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.  
[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]