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TRUSTEES DEED
ILLINOIS STATUTORY

Doc#. 2202842155 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/28/2022 11:35 AM Pg: 1 of 4

Dec ID 20220101697444
ST/CO Stamp 1-586-474-640 ST Tax \$602.50 CO Tax \$301.25
City Stamp 0-035-827-344 City Tax: \$6,644.65

THE GRANTOR(S), Elizabeth A. Dozier as trustee of THE MUSTARD SEED TRUST, dated April 29, 2019, of the City of LOS ANGELES, County of LOS ANGELES, State of CALIFORNIA for and in consideration of Ten Dollars And 00/100 in hand paid, CONVEY(S) and WARRANT(S) to NICHOLAS CHILDS of _____ of the County of _____, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit: **an unmarried man*

Permanent Index Number(s): 17-05-412-118-1003

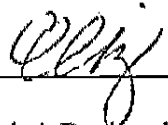
For Informational purposes only, the subject parcel is commonly known as: 1217 W. AUGUSTA BOULEVARD, #3, CHICAGO, ILLINOIS 60642.

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; General taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years

Permanent Real Estate Index Number(s): 17-05-412-118-1003

Address(es) of Real Estate: 1217 W. AUGUSTA BOULEVARD, #3, CHICAGO, ILLINOIS 60642

Dated this 10 day of January, 2022

 (SEAL)

Elizabeth A Dozier, individually and as Trustee of the THE MUSTARD SEED TRUST, dated April 29, 2019

STATE OF ILLINOIS, COUNTY OF _____ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Elizabeth A. Dozier as trustee of the Mustard Seed Trust, dated April 29, 2019, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this _____ day of January, 2022

See Attached Certificate

(Notary Public)

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Prepared By: LJUBICA D. POPOVIC
17730 S. Oak Park Ave, Unit B
Tinley Park, IL 60477

Mail To:

NICHOLAS CHILDS
1217 W. AUGUSTA BOULEVARD, #3
CHICAGO, IL 60642

Name & Address of Taxpayer:

NICHOLAS CHILDS
1217 W. AUGUSTA BOULEVARD, #3
CHICAGO, IL 60642

Property of Cook County Clerk's Office

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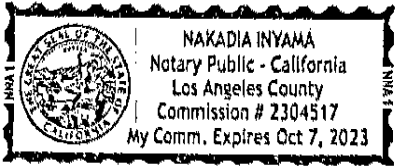
CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
 County of Los Angeles }
 On January 10, 2022 before me, Nakadia Inyama, Notary Public
Date Here Insert Name and Title of the Officer
 personally appeared Elizabeth A. Dozier
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Trustees Deed Illinois statutory
 Document Date: _____ Number of Pages: _____
 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer – Title(s): _____	<input type="checkbox"/> Corporate Officer – Title(s): _____
<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____

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ATTORNEYS' TITLE GUARANTY FUND, INC.

EXHIBIT A

LEGAL DESCRIPTION

Permanent Index Number:

Property ID: 17-05-412-118-1003

Property Address:

1217 W Augusta Blvd, Unit 3
Chicago, IL 60642

Legal Description:

PARCEL 1: UNIT NUMBER 3 IN THE 1217 WEST AUGUSTA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE WEST 420 FEET OF LOT 1 IN HIRSCH'S SUBDIVISION OF LOT 1 AND PARTS OF LOTS 4, 5, 8 AND 9 IN BLOCK 11 IN WALTON ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0822622023; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2 THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, A LIMITED COMMON ELEMENT AS DESCRIBED IN CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NO. 0822622023.

CLERK OF COOK COUNTY Clerk's Office