

# UNOFFICIAL COPY

## TRUSTEE'S DEED (ILLINOIS)

Doc# 2212604113 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/06/2022 07:33 AM Pg: 1 of 3

Dec ID 20220401689831  
ST/CO Stamp 1-268-545-424 ST Tax \$1,200.00 CO Tax \$600.00  
City Stamp 0-289-847-184 City Tax: \$12,600.00

THE GRANTOR Elena C. Sznajder a/k/a Elena G. Sznajder, as Trustee of the E.C.S. Trust dated February 24, 2011, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, CONVEYS AND WARRANTS to James A. Skipper and Briana L. Skipper, husband and wife, as Tenants by the Entirety, of 2535 N. Orchard Ave., Unit 1, Chicago, IL 60614 all interest in the following described real estate commonly known as 2749 N. Kenmore Ave., Chicago, IL 60614, and legally known as:


### LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

**SUBJECT TO:** Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto.

Permanent Real Estate Index Number(s): 14-29-403-014-0000

REAL ESTATE TRANSFER TAX		05-May-2022
	CHICAGO:	9,000.00
	CTA:	3,600.00
	TOTAL:	12,600.00 *

14-29-403-014-0000 | 20220401689831 | 0-289-847-184

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

REAL ESTATE TRANSFER TAX		05-May-2022
	COUNTY:	600.00
	ILLINOIS:	1,200.00
	TOTAL:	1,800.00

14-29-403-014-0000 | 20220401689831 | 1-268-545-424

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Dated this 25 day of April, 2022.

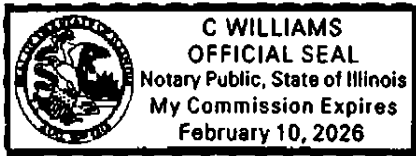
X Elena C. Sznajder (Seal)

Elena C. Sznajder a/k/a Elena G. Sznajder, as Trustee of the E.C.S. Trust dated February 24, 2011

STATE OF ILLINOIS )  
 ) SS,  
COUNTY OF LAKE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Elena C. Sznajder a/k/a Elena G. Sznajder, as Trustee of the E.C.S. Trust dated February 24, 2011 personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered in the instrument as its 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 notarial seal, this 25 day of April, 2022.



[Signature]  
Notary Public

THIS INSTRUMENT PREPARED BY  
Law Office of Judy L. DeAngelis  
767 Walton Lane  
Grayslake, IL 60030

MAIL TO:  
~~Law Office of Shane Mowery~~  
~~3653 W. Irving Park Rd.~~  
~~Chicago, IL 60618~~

JAMES SKIPPER  
2749 N KENMORE AVE  
CHICAGO, IL, 60614

SEND SUBSEQUENT TAX BILLS TO:  
James Skipper and Briana Skipper  
2749 N. Kenmore Ave.  
Chicago, IL 60614

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## EXHIBIT "A"

Lot 23 in Edson's Subdivision of the East 1/2 of Blocks 10 and 13 in the Canal Trustees' Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office