

UNOFFICIAL COPY

This instrument prepared by:

Joseph A. LaZara
7246 W. Touhy,
Chicago, IL 60631

Doc# 2216121026 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/10/2022 08:54 AM Pg: 1 of 2

Mail future tax bills to:

Phoëbe D. Wang
4716 N. Bernard Street, Unit 3W
Chicago, IL 60625

Dec ID 20220601634588
ST/CO Stamp 1-444-499-536 ST Tax \$150.00 CO Tax \$75.00
City Stamp 0-370-757-712 City Tax: \$1,575.00

Mail this recorded instrument to:

Niko Marneris
1016 W. Jackson Boulevard
Chicago, IL 60607

TRUSTEE'S DEED

This Indenture, made this 7th day of June, 2022, between Shafquat Shahjahan and Angela M. Shahjahan as Trustees of The Shafquat Shahjahan and Angela M. Shahjahan Living Trust dated April 21, 2015, party of the first part, and Phoebe D. Wang, SINGLE WOMAN of 2403 N. Jackson Street, Waukegan, Illinois 60087, 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:

UNIT 4716-3W IN BERNARD COURT CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH 1/2 OF LOT 30, AND ALL OF LOT 31, IN BLOCK 67 IN THE NORTHWEST LAND ASSOCIATION SUBDIVISION IN SECTIONS 11 AND 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0331134017, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number(s): 13-14-202-034-1012

Property Address: 4716 N. Bernard Street, Unit 3W, Chicago, IL 60625

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2022 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

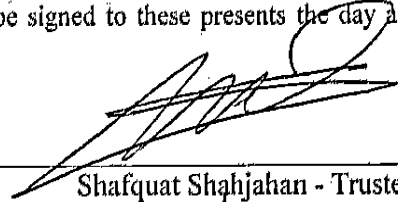
To Have and To Hold the same unto said party of the second part, and to the proper use, benefit, and behold forever of said party of the second part.

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.

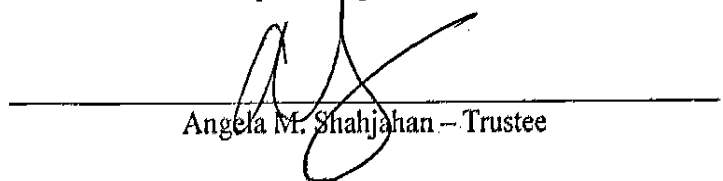
UNOFFICIAL COPY

Individual Trustee(s)

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.



Shafquat Shahjahan - Trustee



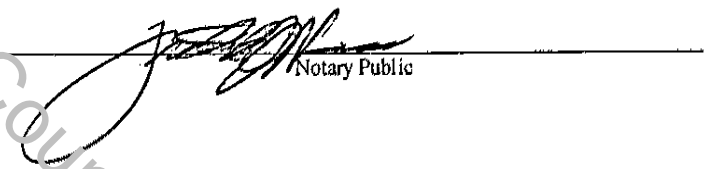
Angela M. Shahjahan - Trustee

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 Shafquat Shahjahan and Angela M. Shahjahan as Trustees of
The Shafquat Shahjahan and Angela M. Shahjahan Living Trust dated April 21, 2015, as
Trustee(s) aforesaid, personally known to me to be the same person(s) whose name(s)
is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this
day in person and acknowledged that he/she/they signed and delivered said instrument as
his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 17th day of June, 2022.



Notary Public

