

UNOFFICIAL COPY

This instrument prepared by:

Julia Jensen Smolka
Robbins DiMonte, Ltd.
216 W. Higgins Road
Park Ridge, Illinois 60068

Doc#: 2226947094 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/26/2022 11:51 AM Pg: 1 of 3

Dec ID 20220901643774

Mail future tax bills to:

Thomas Philbin
4024 N Mason Avenue
Chicago, Illinois 60634

City Stamp 1-293-563-472

Mail this recorded instrument to:

Julia Jensen Smolka
Robbins DiMonte, Ltd.
216 W. Higgins Road
Park Ridge, Illinois 60068

TRUSTEE'S DEED

Individual

This Indenture, made this 24th day of August, 2022, between the Grantor, **THOMAS PHILBIN, AS TRUSTEE UNDER THE PHILOMENA PHILBIN TRUST #2013-101**, of 4024 N. Mason Avenue, Chicago, Illinois 60634, and the Grantee, **THOMAS PHILBIN**, a divorced man, not since remarried, of 4024 N. Mason Avenue, Chicago, Illinois 60634, **Witnesseth**, that Grantor in consideration of the sum of Ten and No/100s (\$10.00) receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor here unto enabling, does hereby convey and warrant unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to-wit:

LOT 12 IN BLOCK 13 IN MCINTOSH BROTHERS; IRVING PARK BOULEVARD ADDITION TO CHICAGO OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

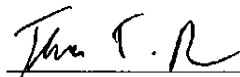
Permanent Index Number(s): 13-17-421-025-0000

Property Address: 4024 N. Mason Avenue, Chicago, Illinois 60634


together with the tenements and appurtenances thereunto belonging.

SUBJECT TO: covenants, conditions, and restrictions of record, and to general taxes for 2020 and subsequent years.

TO HAVE AND TO HOLD said property forever.



Thomas Philbin, as trustee of the Philomena Philbin Trust #2013-101

REAL ESTATE TRANSFER TAX	23-Sep-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-17-421-025-0000 | 20220901643774 | 1-293-563-472

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

[NOTARY SIGNATURE TO FOLLOW]

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that THOMAS PHILBIN and as Trustee of the Philomena Philbin Trust #2013-101, 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 he signed, sealed and delivered the said instrument for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 24th day of August 20 22



Notary Public

My commission expires: 4.15.23

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act

August 24, 2022

Date

Representative

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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.

DATED: 08 | 24 | 20 22

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

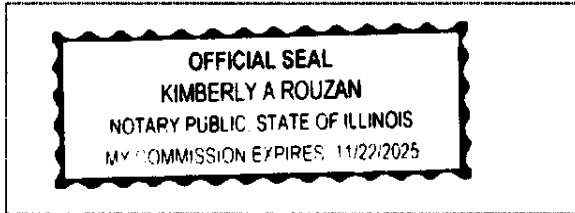
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Julia Jensen Smolka

On this date of: 08 | 24 | 20 22

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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.

DATED: 08 | 24 | 20 22

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

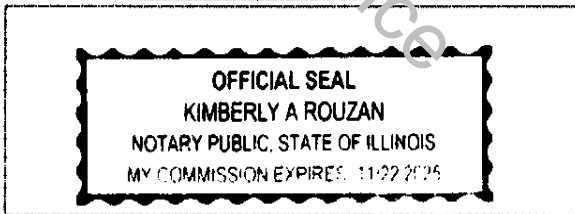
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Julia Jensen Smolka

On this date of: 08 | 24 | 20 22

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)