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Saturn Title LLC
2335806 1061

AFTER RECORDING, MAIL TO:
SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

Doc# 2319908094 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/18/2023 11:49 AM Pg: 1 of 3

Dec ID 20230701670207
ST/CO Stamp 1-770-414-544 ST Tax \$400.00 CO Tax \$200.00
City Stamp 1-406-706-128 City Tax: \$4,200.00

TRUSTEE'S DEED Statutory (Illinois)

THE GRANTOR(S), **Nancy N. Bruggeman, as the Sole Surviving Co-Trustee of the Robert M. Bruggeman Revocable Trust, dated October 25, 2000 and Nancy N. Bruggeman, as the Sole Surviving Co-Trustee of the Nancy N. Bruggeman Revocable Trust, dated October 25, 2000**, of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to **Phillip Stephan, Trustee and Successor Trustees in Interest of The Phillip Stephan Revocable Trust dated April 17, 2023 of 3470 N. Lake Shore Dr Unit 21A ., Chicago, IL 60657,**

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject, however, to the general taxes for the year of 2022 2nd installment and thereafter, to all instruments, covenants, restrictions, conditions of record.

Permanent Index Number(s): 10-25-308-045-0000

Property Address: 3138 W. Fargo Ave., Chicago, IL 60645

Dated: 7/10/2023

Nancy N. Bruggeman, as the Sole Surviving Co-Trustee of the Robert M. Bruggeman Revocable Trust, dated October 25, 2000 and Nancy N. Bruggeman, as the Sole Surviving Co-Trustee of the Nancy N. Bruggeman Revocable Trust, dated October 25, 2000

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Survivor

Surviving Co-Trustee of the Nancy N.
Bruggeman Revocable Trust, dated
October 25, 2000

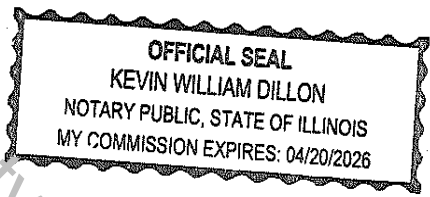
Nancy N. Bruggeman
By

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 NANCY N. BRUGGEMAN personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 10th day of July 2023
Kevin William Dillon
Notary Public

My commission expires: 4/20/26



THIS DOCUMENT PREPARED BY:
Kevin William Dillon
6650 N. Northwest Highway, #300
Chicago, IL 60631-1307

Phillip **MAIL TAX BILL TO:**
Phillip Philip Stephan, Trustee and Successor Trustees in Interest of The Philip Stephan Revocable Trust dated April 19, 2023
3470 N. Lake Shore Dr. Unit 21A
Chicago, IL 60657

Phillip **MAIL RECORDED DEED TO:**
Phillip Philip Stephan, Trustee and Successor Trustees in Interest of The Philip Stephan Revocable Trust dated April 19, 2023
3470 N. Lake Shore Dr. Unit 21A
Chicago, IL 60657

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EXHIBIT A

Legal Description: **THE EAST HALF OF LOT 5 AND THE WEST QUARTER OF LOT 6 IN MEISTER AND NEIBERG'S BIRCHWOOD ADDITION, BEING A RESUBDIVISION OF LOTS 12 TO 21 BOTH INCLUSIVE, IN BLOCK 3 IN OLIVER H. SALINGER AND COMPANY'S SECOND MCCORMICK BOULEVARD ADDITION TO ROGERS PARK, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number(s): **10-25-308-045-0000**

PIN#

PIN#

Property Address: **2138 W. Fargo Ave., Chicago, IL 60645**

Property of Cook County Clerk's Office