

UNOFFICIAL COPY

#770259 20F3

Trustee's Deed

When recorded mail to:
Michael A. Settanni, Esq.
3 S. Prospect Ave., Ste. 206
Park Ridge, IL 60068

Send subsequent tax bills to:
Christopher Wilczek
4511 North Mobile
Chicago, IL 60630

Citywide Title Corporation
111 W. Washington St. Ste. 1301
Chicago IL 60602



2321629029D

Doc# 2321629029 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/04/2023 10:46 AM PG: 1 OF 6

The Grantor, **Robert R. Chojnowski**, as Successor Trustee under the provisions of the Trust Number 101 dated May 18, 2010 of Chicago, Cook County, Illinois, for and in consideration of the sum of Ten U.S. Dollars (\$10.00), and other good and valuable consideration in hand paid, conveys and warrants to the Grantee, **Christopher Wilczek**, the following described real estate in the County of Cook, in the State of Illinois:

Lot 13 in Block 6 in Sunnyside, Herfield & Thomas' Country Club Addition to Chicago, being a Subdivision of the North 20 Acres of the South 60 Acres of the Northwest 1/4 of Section 17, Township 40 North, Range 13, East of the Third Principal Meridian, according to the plat recorded August 5, 1924 as Document 8,530,745, in Cook County, Illinois *See attached R*

Permanent Index Number: 13-17-110-018-0000

Property Address: 4511 North Mobile, Chicago, Illinois 60630

Subject to the following, if any: (1) General real estate taxes for the year 2022 and subsequent years; (2) private, public, and utility easements of record, if any; and (3) restrictions of record, if any, so long as they do not interfere with Grantees' use and enjoyment of the property.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in the Grantor as trustee by the terms of said Declaration of Trust delivered to the Grantor as said trustee in pursuance of the trust agreement above mentioned, and of every other power and authority of the Grantor.

In witness whereof, the Grantor, **Robert Chojnowski**, as Successor Trustee as aforesaid hereunto sets his hand and seal this 25th day of March, 2023

Robert Chojnowski, as Successor Trustee
under the provisions of the Trust Number 101
dated May 18, 2010

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Christopher Wilczek
Name of Grantees

4511 North Mobile
Chicago, IL 60630

Christopher Wilczek
Name for Tax Billing

4511 North Mobile
Chicago, IL 60630

Name of Person Preparing Deed:
Michael A. Settanni
Otto & Settanni, P.C.
3 South Prospect Avenue, Suite 206
Park Ridge, Illinois 60068

This conveyance must contain the name and address of grantee, (Ch. 34: 3-5026), name and address for tax billing, (Ch. 24: 3-5020) and name and address of the person preparing the instrument. (34: 3-5022)

STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Robert R. Chojnowski** as Successor Trustee under the provisions of the **Trust Number 101 dated May 18, 2010** 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 as his free and voluntary act, for the uses and purposes therein set forth.

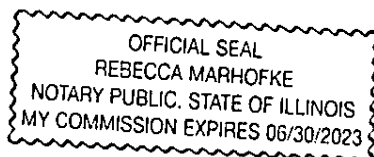
Given under my hand and notarial seal this 25th day of March, 2023.



Notary Public

(Impress Seal Here)

My Commission Expires: 6/30/2023



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

1/31/23
Date

[Signature]
Buyer, Seller or Representative Page 2 of 2

Initials: RC

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STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS ACKNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSINGMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREING CORPORATION 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 TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS

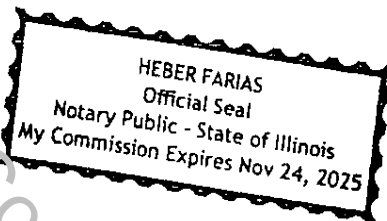
DATE: 7/31/23

SIGNATURE: _____

GRANTOR OR GRANTEE

SUBSCRIBE AND SWORN TO BEFORE
ME BY THE SAID ON THE ABOVE DATE.

NOTARY PUBLIC: _____



THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS ACKNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSINGMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREING CORPORATION 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 TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS

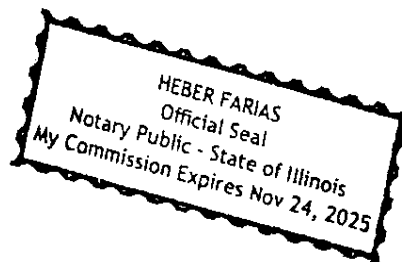
DATE: 7/31/23

SIGNATURE: _____

GRANTOR OR GRANTEE

SUBSCRIBE AND SWORN TO BEFORE
ME BY THE SAID ON THE ABOVE DATE.

NOTARY PUBLIC: _____



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File No: 770259

EXHIBIT "A"

LOT 13 IN BLOCK 6 IN SUNNYSIDE, HEAFFELD & THOMAS' COUNTRY CLUB ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH 20 ACRES OF THE SOUTH 60 ACRES OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 5, 1924 AS DOCUMENT NUMBER 8539745, IN COOK COUNTY, ILLINOIS.

13-17-110-018-0000 A

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

31-Jul-2023



CHICAGO:

0.00

CTA:

0.00

TOTAL:

0.00

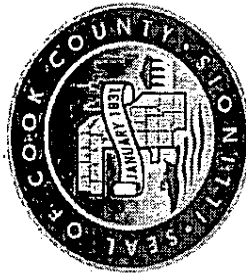
13-17-110-018-0000 | 20230701687315 | 0-467-741-136

* Total does not include any applicable penalty or interest due

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REAL ESTATE TRANSFER TAX

31-Jul-2023



COUNTY:

0.00

ILLINOIS:

0.00

TOTAL:

0.00

13-17-110-018-0000

20230701687315

0-085-141-968

Property of Cook County Clerk's Office