

UNOFFICIAL COPY

TRUSTEE'S DEED (ILLINOIS)

Doc#: 2323613009 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/24/2023 09:33 AM Pg: 1 of 3

Dec ID 20230801601092
ST/CO Stamp 1-560-339-920 ST Tax \$375.00 CO Tax \$187.50
City Stamp 1-750-787-536 City Tax: \$3,937.50

0623066251

THE GRANTOR(S) DOUGLAS WILLIAM MANN, AS SUCCESSOR TRUSTEE OF THE JAMES KIRK NELSON REVOCABLE LIVING TRUST DATED DECEMBER 8, 2017 AND DOUGLAS WILLIAM MANN, AS TRUSTEE OF THE DOUGLAS WILLIAM MANN REVOCABLE LIVING TRUST DATED DECEMBER 8, 2017, of Chicago, IL 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, convey to of ADAM GOTTLIEB, UNMARRIED AND ROBERT GOTTLIEB AND MARY ANN GOTTLIEB, HUSBAND AND WIFE, of 6135 North Fairfield Avenue 2, Chicago, IL 60659 not as Tenants in Common BUT as Joint Tenants all interest in the following described real estate commonly known as 2948 N Normandy Ave., Chicago, IL 60634, and legally known as:

LOT 78 (EXCEPT THE NORTH 90 FEET THEREOF) IN FIRST ADDITION TO MONT CLARE GARDENS, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR RAILROAD) OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL, MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 13-30-217-029-0000

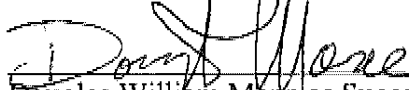
SUBJECT TO: General Real Estate taxes not due and payable on 2022 and thereafter; building lines and building restrictions of record; zoning and building laws and ordinances; public and utility easement; covenants and restrictions of record; party wall rights and agreements; if any; existing lease or tenancies; the Buyer's mortgage or trust deed, acts done or suffered by or through the Buyer.


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 enabling, SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in

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Dated this 16th day of August, 2023.



Douglas William Mann as Successor Trustee of the
James Kirk Nelson Revocable Living Trust dated
December 8, 2017


Douglas William Mann, as Trustee of the Douglas
William Mann Revocable Living Trust dated December
8, 2017

STATE OF ILLINOIS)
) SS,
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Douglas William Mann as Successor Trustee of the James Kirk Nelson Revocable Living Trust dated December 8, 2017 and Douglas William Mann, as Trustee of the Douglas William Mann Revocable Living Trust dated December 8, 2017 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 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 16th day of August, 2023.


Notary Public




THIS INSTRUMENT PREPARED BY
Emi Morales
Cohen, Donahue & Salazar
2400 Big Timber Road, Suite 108
Elgin, IL 60124

MAIL TO:
John Sugrue





SEND SUBSEQUENT TAX BILLS TO:
Robert Gottlieb, Adam Gottlieb, and Mary Ann
Gottlieb
2948 N Normandy Ave.
Chicago, IL 60634

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REAL ESTATE TRANSFER TAX		22-Aug-2023
	CHICAGO:	2,812.50
	CTA:	1,125.00
	TOTAL:	3,937.50 *

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Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		22-Aug-2023
	COUNTY:	187.50
	ILLINOIS:	375.00
	TOTAL:	562.50

13-30-217-029-0000 | 20230801601092 | 1-560-339-920

Property of Cook County Clerk's Office

