

UNOFFICIAL COPY

*This Instrument Prepared By and
After Recording Return To:*
Mel M. Justak, Esq.
Reed Smith LLP
10 South Wacker Drive, Ste 4000
Chicago, IL 60606

Send subsequent tax bills to:
Kathryn H. Wax
644 West Webster Avenue
Chicago, Illinois 60614

TRUSTEE'S DEED

FOR RECORDER'S USE ONLY



Doc# 2401610021 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/16/2024 03:59 PM PG: 1 OF 5

THIS INDENTURE, made this 22 day of December, 2023, between KATHRYN H. WAX, not individually but as Trustee of the John A. Hefferon Qualified Personal Residence Trust dated November 26, 2013, whose address is 644 West Webster Avenue, Chicago, Illinois 60614, Grantor, and KATHRYN H. WAX, individually, whose address is 644 West Webster Avenue, Chicago, Illinois 60614, Grantee.

WITNESSETH, that Grantor, in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby convey and quitclaim unto Grantee, in fee simple, all right, title and interest in the following described real estate, situated in Cook County, State of Illinois, to wit:

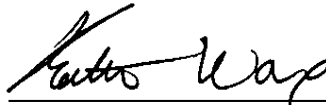
See Exhibit "A" attached hereto and made a part hereof.

This Deed is executed by Grantor, as Trustee of the aforesaid trust, pursuant to and in the exercise of the power and authority granted to and vested in Grantor by the terms and provisions of a deed or deeds in trust and the trust above described, and of every other power and authority thereunto enabling.

[Remainder of page intentionally left blank.]

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IN WITNESS WHEREOF, the Grantor, as Trustee of the aforesaid trust, has hereunto set her hand the day and year first above written.



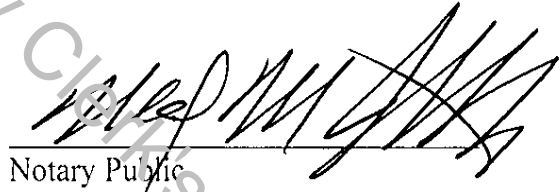
Kathryn H. Wax, Trustee of the John A. Hefferon Qualified Personal Residence Trust dated November 26, 2013

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 KATHRYN H. WAX, not individually but as Trustee under the John A. Hefferon Qualified Personal Residence Trust dated November 26, 2013, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of December, 2023.

Commission expires 11/20/2024


Notary Public

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EXHIBIT "A"

Legal Description

PARCEL 1:

DWELLING PARCEL B, STORAGE PARCEL B AND GARAGE PARCEL B COMBINED: LOT 6 (EXCEPTING THE SOUTH 53.59 FEET AND EXCEPTING THE NORTH 7.23 FEET OF THE SOUTH 99.17 FEET OF THE WEST 3.96 FEET OF THE EAST 6.96 FEET THEREOF AND ALSO EXCEPTING THE NORTH 22.35 FEET OF THE WEST 10.34 OF THE EAST 13.76 FEET THEREOF) IN S.M. WILSON'S SUBDIVISION OF THE WEST ½ OF BLOCK 10 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 49 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS, AND ELEVATED WALKWAY FOR THE EXCLUSIVE USE AND BENEFIT OF DWELLING PARCEL B (PARCEL 1 ABOVE) OVER, ACROSS AND UPON THE NORTH 7.35 FEET OF THE SOUTH 99.17 FEET OF THE WEST 3.96 FEET OF THE EAST 6.96 FEET OF LOT 6 (AFORESAID SAID EASEMENT LYING ABOVE PLUS 28.43 CHICAGO CITY DATUM, AS SET FORTH IN DECLARATION OF EASEMENTS AND COVENANTS BY THE BETWEEN EXCHANGE NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST NUMBER 34710 AND ROSELLE STATE BANK, AS TRUSTEE UNDER TRUST NUMBER 10556 DATED MAY 11, 1979 AND RECORDED ON JUNE 19, 1979 AS DOCUMENT 25011442 AND AS CREATED BY DEED DATED MAY 10, 1979 AND RECORDED JUNE 19, 1979 AS DOCUMENT NUMBER 25011443 IN COOK COUNTY, ILLINOIS.

PARCEL 3:

AN EASEMENT FOR ROOF DECK AND PATIO FOR THE EXCLUSIVE USE AND BENEFIT OF DWELLING PARCEL B (PARCEL 1 ABOVE) OVER, ACROSS AND UPON THE NORTH 22.35 FEET OF THE WEST 10.84 FEET OF THE EAST 13.76 FEET OF LOT 6 AFORESAID, SAID EASEMENT LYING ABOVE PLUS 29.01 CHICAGO CITY DATUM, AS SET FORTH IN AFORESAID DECLARATION RECORDED ON JUNE 19, 1979 AS DOCUMENT 25011442 AND AS CREATED BY DEED DATED MAY 10, 1979 AND RECORDED JUNE 19, 1979 AS DOCUMENT NUMBER 25011443 IN COOK COUNTY, ILLINOIS.

PARCEL 4:

A NON EXCLUSIVE EASEMENT FOR THE USE AND REPLACEMENT OF ALL SEWER AND WATER FACILITIES AND ANY PLUMBING, ELECTRICAL, TELEPHONE, HEATING, COOLING, VENTILATING OR OTHER PIPING, LINES, DUCTS, CONDUITS AND OTHER FACILITIES, IF ANY, AS NOW LOCATED, RUNNING ACROSS OR


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UNDER ANY PORTION OF PARCELS 1 FOR THE SERVICING AND USE OF ANY PORTION OF PARCELS B TOGETHER WITH AN EASEMENT FOR REASONABLE INGRESS AND EGRESS FOR PERSONS, MATERIALS AND EQUIPMENT TO THE EXTENT NECESSARY TO MAINTAIN EASEMENTS GRANTED AT PARCELS 2, 3 AND 4 ABOVE, THE IMPROVEMENTS NOW LOCATED ON DWELLING, STORAGE AND GARAGE PARCELS, B OVER AND UPON DWELLING AND STORAGE AND GARAGE PARCELS 1 AS SET FORTH IN AFORESAID DECLARATION RECORDED JUNE 19, 1979 AS DOCUMENT 25011442 AND AS CREATED BY DEED DATED MAY 10, 1979 AND RECORDED JUNE 19, 1979 AS DOCUMENT NUMBER 25011443, IN COOK COUNTY, ILLINOIS.

Common Address: 644 West Webster Avenue
Chicago, IL 60614



Permanent Index Number: 14-33-109-053-0000

Mail Tax Bills To: Kathryn H. Wax
644 West Webster Avenue
Chicago, IL 60614

REAL ESTATE TRANSFER TAX		16-Jan-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-33-109-053-0000 | 20240101614319 | 0-128-607-280

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

REAL ESTATE TRANSFER TAX		16-Jan-2024
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-33-109-053-0000 | 20240101614319 | 1-077-126-192

Exempt under provisions of Paragraph E, Section 31-45
Real Estate Transfer Tax Law

12/22/23
Date


Buyer, Seller or Representative

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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: 12 | 22 | 2023

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: Mel M. Justak

By the said (Name of Grantor): Kathryn H. Wax, Trustee

On this date of: 12 | 22 | 2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW

"OFFICIAL SEAL"
MEL M JUSTAK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/20/2024

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: 12 | 22 | 2023

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: Mel M. Justak

By the said (Name of Grantee): Kathryn H. Wax

On this date of: 12 | 22 | 2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW

"OFFICIAL SEAL"
MEL M JUSTAK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/20/2024

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)