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TRUSTEE'S DEED Statutory (Illinois) (Individual to Individual)

Doc#: 2410214014 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/11/2024 9:15 AM Pg: 1 of 5

Dec ID 20240401670671
ST/Co Stamp 0-886-844-976 ST Tax \$245.00 CO Tax \$122.50
City Stamp 0-007-171-632 City Tax \$2,572.50

Above Space for Recorder's Use Only

PP 2310051
This Indenture, made this 1st day of April, 2024, between ROGER A. SZAFRANSKI, Trustee under the ROGER A. SZAFRANSKI TRUST dated February 14, 1997 as to an undivided 25% interest, and CANDICE L. SZAFRANSKI, Trustee of the CANDICE L. SZAFRANSKI TRUST dated February 14, 1997, as to an undivided 25% interest, and AUSTIN A. SZAFRANSKI AND EVA S. SZAFRANSKI n/k/a EVA (SZAFRANSKI) JACOBSEN, as Joint Tenants with rights of survivorship as to an undivided 50% interest, Tenants in Common as to the Whole, GRANTOR, and BIN XU, a Married Woman, of 1653 Sneed Ave
Chester ton, IL 60301, GRANTEE,

WITNESSETH, that said Grantor, in consideration of the sum of TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, 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 hereunto enabling, does hereby grant sell and convey unto the Grantee, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

P.I.N.: 17-10-219-034-1523

c/k/a: 480 North McClurg Court, Unit 702, Chicago, Illinois 60611

X Divorced
X Married

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

subject only to: covenants, conditions, and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

- SIGNATURE PAGE FOLLOWS -

REAL ESTATE TRANSFER TAX		09-Apr-2024
CHICAGO:	1,837.50	
CTA:	735.00	
TOTAL:	2,572.50 *	

17-10-219-034-1523 | 20240401670671 | 0-007-171-632

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

REAL ESTATE TRANSFER TAX		09-Apr-2024
COUNTY:	122.50	
ILLINOIS:	245.00	
TOTAL:	367.50	

17-10-219-034-1523 | 20240401670671 | 0-886-844-976

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

Dated this 1 day of April, 2024



AUSTIN A. SZAFRANSKI (SEAL)

State of Illinois }
 }
County of Cook } ss

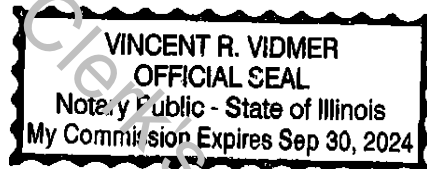
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that AUSTIN A. SZAFRANSKI, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as such Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1 day of April, 2024



NOTARY PUBLIC

My Commission Expires: September 30, 2024



This instrument was prepared by:
Vincent R. Vidmer, Esq.
The Law Office of Vincent R. Vidmer
218 North Jefferson Street
Suite 101
Chicago, Illinois 60661
Phone: (312) 878-7640

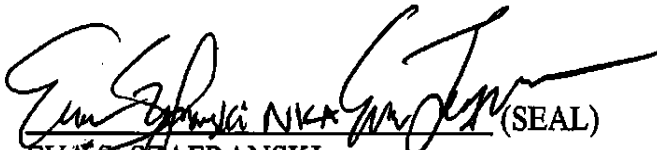
MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

UNOFFICIAL COPY

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

Dated this 1 day of April, 2024


EVA S. SZAFRANSKI (SEAL)
n/k/a EVA (SZAFRANSKI) JACOBSEN,

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 EVA S. SZAFRANSKI, n/k/a EVA (SZAFRANSKI) JACOBSEN, 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 as such Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1 day of April, 2024


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MAIL TO:

~~_____

_____~~

SEND SUBSEQUENT TAX BILLS TO:

~~_____

_____~~

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EXHIBIT "A"

Situated in the County of Cook, State of Illinois, to wit:

Parcel 1: Unit 702-N in Cityview Condominium as delineated on a survey of the following described real estate: Part of Cityfront Center Resubdivision in the North Fraction of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit "E" to the Declaration of Condominium recorded as Document Number 97804544 together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2: A non-exclusive easement for the benefit of Parcel 1 for ingress and egress, use and enjoyment upon the property as defined, described and declared in the Declaration of Covenants, Conditions, Restrictions and Easements recorded October 28, 1997 as Document Number 97804543.

PIN(S): 17-10-219-034-1523

Property of Cook County Clerk's Office