# 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 AMPg: 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

PD 231005 141	Above Space for Recorder's Use Only		
This Indenture, made this	day of April,	2024, between ROGER A	
SZAFRANSKI, Trustee under the RO	GER A, SZÄFRANSKI TRUS	ST dated February 14, 1997 as to	
an undivided 25% interest, and Ca	ANDICE L. SZAFRANSKI,	Trustee of the CANDICE L	
SZAFRANSKI TRUST dated Februa	ry 14, 1997, as to an undivide	d 25% interest, and AUSTIN A	
SZAFRANSKI AND EVA S. SZAF	RANSKI n/k/a EVA (SZAFF	RANSKI) JACOBSEN, as Join	
Tenants with rights of survivorship a	s to an undivided 50% interes	t, Tenants in Common as to the	
Whole, GRANTOR, and BIN XU, a	Married Woman	of 1653 Sneed An	
Chesterton, FN 4	6301 T	, GRANTEE,	
		<del></del>	

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

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 -

KERCEOTATE HORROLEN HOR		VOTENZET	
	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:	122.5
	ILLINOIS:	245.00
	TOTAL:	367.5 <b>D</b>
17-10-219-034-1523	20240401670671	D-886 <b>-844</b> -976

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	<u>April</u> , 2024
ROCER A. SZAFRANSKI as Trustee as aforesaid	CANDICE L. SZAFRANSKI as Trustee as aforesaid
State of Illinois } ss County of Cook	
I, the undersigned, a Notary Public in a HEREBY CERTIFY that ROCE, A. SZAFRAN and Wife, Trustees as aforesaid, pe sor ally know subscribed to the foregoing instrument, appeared that he/she signed, sealed and delivered the said in Trustee, for the uses and purposes therein set forth	n to me to be the same persons whose names are before me this day in person, and acknowledged astrument as his/her free and voluntary act as such
Given under my hand and official seal, this	April , 2024 NOTARY PUBLIC
My Commission Expires: September 30, 2	1024
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	VINCENT R. VIDMER OFFICIAL SEAL Notary Public - State of Illinois My Commission Expires Sep 30, 2024
MAIL TO: Bin Xu 1653 Shead Ave	SEND SUBSEQUENT TAX BILLS TO:  1653 Sheed Ave
Chesterton, VN 46304	Chesterton, TD 46301

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

Dated this day of	<u>April</u> , 2024
AUS	TIN A. SZAFRANSKI
State of Illinois } } ss County of Cook }	
HEREBY CERTIFY that AUSTIN A. SZAFRAN; whose name is subscribed to the foregoing instru	and for said County, in the State aforesaid, DO SKI, personally known to me to be the same person ment, appeared before me this day in person, and d the said instrument as his free and voluntary act set forth.
Given under my hand and official seal, this	day of April, 2024  NOTARY PUBLIC
My Commission Expires: System by 30, 5  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	VINCENT R. VIDMER OFFICIAL SEAL Note: y Public - State of Illinois My Commit stop Expires Sep 30, 2024
Phone: (312) 878-7640  MAIL\TO:	SEND SUBSEQUENT TAX BILLS TO:
' '	\

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	_ day of	April	, 2024	
•	•		SZAFRAN EVX (SZAFR	NICA JANOSKI ISKI KANSKI) JACOS	M(SEAL) BSEN,
State of Illinois County of Cook	} ss				. <b>.</b>
I, the undersighter HEREBY CERTIFY personally known to mappeared before me the said instrument as her forth.	that EVA S. Some to be the same is day in person,	ZAFRANS person whos and acknow	KI, n/k/a E'se name is sulvledged that	VA (SZAFRAN oscribed to the fo she signed, seale	oregoing instrument ed and delivered th
Given under my hand  My Commission Expi	,		lay of	April V V V NOTARÝ PUBI	, 2024 
This instrument was p Vincent R. Vidmer, E. The Law Office of Vir 218 North Jefferson S Suite 101 Chicago, Illinois 6066 Phone: (312) 878-764	repared by: sq. ncent R. Vidmer treet	•• ••	1	VINCENT R. OFFICIAL Notary Public - St y Commission Expir	
MAIL TO:			SEND SUB	SEQUENT TAX	K BILLS TO:

2410214014 Page: 5 of 5

# UNOFFICIAL COPY

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.

1000 COOK COUNTY CLERK'S OFFICE PIN(S): 17-10-219-034-1523