

UNOFFICIAL COPY

TRUSTEE'S DEED (trust to company)

(ILLINOIS) PAGE 1:

Doc#: 2208306247 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/24/2022 09:29 AM Pg: 1 of 2

Dec ID 20220301648924
ST/CO Stamp 1-603-603-856 ST Tax \$627.50 CO Tax \$313.75

THE GRANTORS, William Tracy Alden, III and James Augustus Alden, as successor co-trustees of The Mary Alden Revocable Trust dated July 27, 2012, of the City of Evanston, County of Cook, State of Illinois, for and in consideration of - TEN - DOLLARS. (\$10.00) in hand paid, CONVEYS and WARRANTS to GRANTEE, KOZFURA HOMES LLC, an Illinois limited liability company, of 1701 Simpson Street, Evanston, IL 60201, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: * s.

Lot 31 in Robert Jorgesen's Addition to Evanston, being a subdivision of that part of the West 247.5 feet of the Southeast 1/4 of fractional Section 33, Township 42 North, Range 13, East of the Third Principal Meridian, lying South of the South line of Isabella Street, according to the plat thereof recorded as document 9310317, in Cook County, Illinois.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises, forever.

Subject To: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current uses and enjoyment of the Real Estate.

Permanent Index Number: 05-33-410-010-0000
Address (es) of Real Estate: 3131 Thayer Street, Evanston, IL 60201

Proper Title, L.L.C.
1530 E. Dundee Road
Suite #250
Palatine, IL 60074

UNOFFICIAL COPY

DATED: March 11, 2022

0039627

CITY OF EVANSTON

REAL ESTATE TRANSFER TAX

DATE: **PAID MAR 08 2022**

AMOUNT: 16340.00 Agent: LB

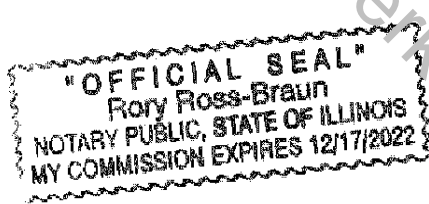
[Signature]
James Augustus Alden, as successor
co-trustee of The Mary B. Alden
Revocable Trust dated July 27, 2012

[Signature]
William Tracy Alden, III, as successor
co-trustee of The Mary B. Alden
Revocable Trust dated July 27, 2012

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 James Augustus Alden and William Tracy Alden, III, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this 3/11/2022 [Signature]
NOTARY PUBLIC



MAIL TO:

Simon, Lapidos and Uhler LLC
4709 Golf Road, Suite 475
Skokie, IL 60076

KOZIURA HOMES LLC
1701 Simpson
Evanston, IL 60201

This instrument prepared by:

Central Law Group
2822 Central Street, Evanston, IL 60201
847-866-0124

SEND SUBSEQUENT TAX BILLS TO:

Sebastian Koziura and Karla Tennes Koziura
~~3131 Thayer Street~~ 1701 Simpson
Evanston, IL 60201