

# UNOFFICIAL COPY

Greater Illinois Title Company  
41069595G

Doc#: 2208818099 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/29/2022 07:34 AM Pg: 1 of 4

Dec ID 20220301649053  
ST/CO Stamp 0-646-745-488 ST Tax \$198.50 CO Tax \$99.25  
City Stamp 0-753-569-168 City Tax: \$2,084.25

1/2

41069595G

GIT

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**Trustee's Deed  
Statutory (Illinois)**

THE GRANTOR(S), **Ruth A. Levy**, as **Trustee of the Ruth A. Levy Trust, Dated March 8, 2016**, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to **Erika Ingrid Clauson and Ryan Thomas Rivard**, Husband and Wife, of **1226 W. Farwell, 3, Chicago, IL 60626**, not as Joint Tenants nor as Tenants in Common, but as **TENANTS BY THE ENTIRETY**, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

**See Attached Exhibit A**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject, however, to the general taxes for the year of 2021 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): **11-32-124-029-1002**

Property Address: **1252 West Pratt Boulevard, Unit 1252-2, Chicago, IL 60626**

<sup>cas of</sup>  
Dated this **11th** day of **March, 2022**.

**Ruth A. Levy, as Trustee of the Ruth A.  
Levy Trust, Dated March 8, 2016**

  
\_\_\_\_\_  
By **Ruth Levy**

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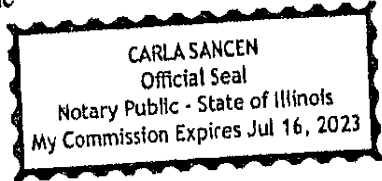
STATE OF ILLINOIS )  
COUNTY OF *COOK* ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Ruth A. Levy, as Trustee of the Ruth A. Levy Trust, Dated March 8, 2016**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 <sup>9<sup>th</sup></sup> ~~11<sup>th</sup>~~ day of March, 2022.

*Carla Sancen*  
\_\_\_\_\_  
Notary Public

My commission expires: *Jul 16, 2023*



Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		16-Mar-2022
COUNTY:		99.25
ILLINOIS:		198.50
TOTAL:		297.75

11-32-124-029-1002 | 20220301649053 | 0-646-745-488

REAL ESTATE TRANSFER TAX		16-Mar-2022
CHICAGO:		1,488.75
CTA		595.50
TOTAL:		2,084.25 *

11-32-124-029-1002 | 20220301649053 | 0-753-569-168  
\* Total does not include any applicable penalty or interest due.

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**THIS DOCUMENT PREPARED BY:**

Law Offices of Michael M. Chvatal  
10560 W Cermak Rd  
Westchester IL 60154

**MAIL TAX BILL TO:**

*same as below*

**MAIL RECORDED DEED TO:**

*Erika J. Clauson  
1252 W. North Blvd.  
Unit 1252-2  
Chicago, IL 60620*

Property of Cook County Clerk's Office

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## EXHIBIT "A"

UNIT 1252-2 IN THE PRATT MANOR CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE:

LOT 14 IN BLOCK 6 IN L. E. INGALL'S SUBDIVISION OF BLOCKS 5 AND 6 OF THE CIRCUIT COURT PARTITION OF THE EAST HALF OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, - EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM MADE BY P. K. GROUP, INC. RECORDED NOVEMBER 6, 1996 AS DOCUMENT NUMBER 96848865 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property address: 1252 West Pratt Boulevard, Unit 1252-2, Chicago, IL 60626  
Tax Number: 11-32-124-029-1002

Property of Cook County Clerk's Office