

UNOFFICIAL COPY

Doc#: 2210228081 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/12/2022 10:10 AM Pg: 1 of 3

Dec ID 20220401671183
ST/CO Stamp 1-432-527-760 ST Tax \$520.00 CO Tax \$260.00
City Stamp 1-120-510-864 City Tax: \$5,460.00

PT22-81839

1/2

TRUSTEE'S DEED ILLINOIS

THIS INDENTURE made this 30 day of March 2022, between DEBORAH A. PRYOR, n/k/a DEBORAH A. KOPS, as Trustee of the DEBORAH A. PRYOR 2007 TRUST dated October 4, 2007, (GRANTOR); and ANDREW KRAUS, A Single man, individually, (GRANTEE).

WITNESSETH, that grantor, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, 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 convey and quitclaims unto the grantee, in fee simple, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: covenants, conditions and restrictions of record, so long as they do not interfere with the intended use of the property; public and utility easements; acts done or suffered through Buyer, and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 14-33-325-071-1017

Address (es) of Real Estate: 1648 North Mohawk Street, Unit A, Chicago, Illinois 60614

Prepared by: Kimberly Freeland, Attorney at Law, 806 N. Peoria Street, Chicago, IL 60642

Mail To:

MICHAEL SAMUELS
420 LAKE COOK ROAD
SUITE 102
DEERFIELD, ILLINOIS 60015

Name and Address of Taxpayer:

Andrew Kraus
1648 North Mohawk Street
Unit A
Chicago, Illinois 60614

PROPER TITLE, LLC

UNOFFICIAL COPY

This 30 day of March, 2022.

X Deborah A Kops

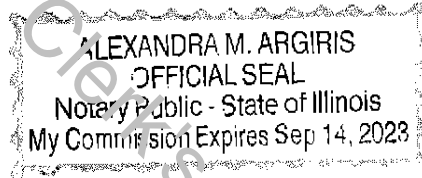
DEBORAH A. PRYOR, n/k/a
DEBORAH A. KOPS, as Trustee of the
DEBORAH A. PRYOR 2007 TRUST dated October 4, 2007

STATE OF ILLINOIS COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that DEBORAH A. KOPS, Trustee, is personally known to me to be the same person(s) whose name are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and s/he signed and delivered the said instrument, as her/his free and voluntary act for the uses and purposes therein set for in.

Given under my hand and official seal, this 30 day of March, 2022.

Alexandra M. Argiris (Notary Public)



UNOFFICIAL COPY

EXHIBIT 'A' / LEGAL DESCRIPTION

Unit # 1648-A, together with its undivided percentage interest in the common elements in Eugenie Park Condominium, as delineated and defined in the Declaration recorded as document no. 26089249, in the Southwest 1/4 of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office