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TRUSTEE'S DEED

2265A 416 046 0P

1 of 1

Chicago Title

Doc#. 2210933035 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 04/19/2022 11:19 AM Pg: 1 of 3

Dec ID 20220401674303

ST/CO Stamp 1-005-431-696 ST Tax \$103.50 CO Tax \$51.75

THIS INDENTURE, made on April

Above Space for Recorder's Use Only

8, 2022, by Gregory Ehman, as Trustee of the Gregory Ehman

Declaration of Trust dated April 29, 1999, of the County of Will, State of Illinois, hereinafter referred to as Grantor, and CRT Empire IL 1, LLC, a Florida Limited Liability Company, of 2409 Adagio Way, Sarasota, Florida 3423 Chereinafter referred to as Grantee:

WHEREAS, Granton is the duly acting Trustee of the Gregory Ehman Declaration of Trust dated April 29, 1999, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantors not individually but as such Trustees, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to: CRE Empire IL 1, LLC, a Florida Limited Liability Company, of 2409 Adagio Way, Sarasota Florida 34231, pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as 151 West 144th Street, Riverdale, Illinois 60827, legally described as:

LOTS 15 AND 16 IN BLOCK 67 IN IVANHOE UNIT NO. 3, BLING BRANIGAR BROTHER SUBDIVISION OF PARTS OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.(s): 29-04-408-037-0000, 29-04-408-038-0000 Address: 151 West 144th Street, Riverdale, Illinois 60827

SUBJECT TO: (1) covenants, conditions, and restrictions of record; (2) private, public, and utility easements; (3) special taxes and assessments for improvements not yet completed; (4) installments not yet due at the date hereof of any special tax or assessment for improvements heretofore completed; and (5) general taxes for the year 2022 and subsequent years.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee pursuant to the trust agreement above mentioned.

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TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustees, in and to the premises.

IN WITNESS WHEREOF, Grantor, not individually, but as Trustee aforesaid, has hereunto set his hand and seal the day and year first above written.

Gregory Ehman, as Trustee of the Gregory Ehman Declaration of Trust dated April 29, 1999

STATE OF ILL INOIS) ss COUNTY OF Cook)

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gregory Ehman, as Trustee of the Gregory Ehman Declaration of Trust dated April 29, 1999, personally known to me to b. the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal on April 3, 2022.

Commission expires June 5, 2024

JOHN R RUSSELL Official Seal Notary Public - State of Illinois My Commission Expires Jun 5, 2024

)FFICO

NOTARY RUBLIC

This instrument was prepared by: John R. Russell, Attorney at Law, 1820 Ridge Road, Suite 101, Homewood, IL 60430

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Adam M. Gilbert Sherwood Law Group LLC 218 N. Jefferson, Suite #401 Chicago, IL 60661 CRE Empire IL 1, LLC c/o Nick Owens 2409 Adagio Way Sarasota, Florida 34231

VILLAGE OF RIVERDALE

6003

REAL ESTATE TRANSFER STAMP

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LEGAL DESCRIPTION

Order No.: 22GSA416046OP

For APN/Parcel ID(s): 29-04-408-037-0000 and 29-04-408-038-0000

LOTS 15 AND 16 IN BLOCK 67 IN IVANHOE UNIT NO. 3, BEING BRANIGAR BROTHERS SUBDIVISION OF PARTS OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE NORTH 1/2 OF NES. ANGE.

ODERTHO OF COOK COUNTY CLERK'S OFFICE THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 36 NORT: PANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.