

UNOFFICIAL COPY

TRUSTEE'S DEED

Doc#. 2212601047 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/06/2022 06:37 AM Pg: 1 of 2

Dec ID 20220401699164
ST/CO Stamp 0-167-425-936 ST Tax \$1,048.00 CO Tax \$524.00
City Stamp 1-385-674-640 City Tax: \$11,004.00

Above Space for Recorder's Use Only

THIS INDENTURE, made this 3rd day of May, 2022 by Joseph Biancalana as ^{SUCCESSOR} Trustee of The Elvira A. Biancalana Living Trust under Agreement dated July 15, 2014, hereinafter referred to as Grantor, and Kevin Corey and Shannon Condon, hereinafter referred to as Grantees:

WHEREAS, Grantor is the duly acting Trustee of The Elvira A. Biancalana Living Trust under Agreement dated July 15, 2014, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantor, not individually but as such Trustee, 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 Warrants, Grant, Sell and Convey to: Kevin Corey and Shannon Condon, Husband and Wife, not as Joint Tenants, not as Tenants in Common, but as Tenants by the Entirety, 4020 N. Damen, Unit 505, Chicago, IL 60618, 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 4504 N. Mozart Street, Chicago, IL 60625, legally described as:

LOT 26 IN BLOCK 54 IN RAVENSWOOD MANOR, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

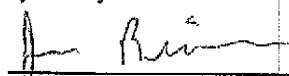
SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2021 and subsequent years.

Permanent Index Number: 13-13-123-028-0000

Address of Real Estate: 4504 N. Mozart Street, Chicago, IL 60625

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustee, 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.



Joseph Biancalana, as Trustee of the Elvira A. Biancalana Living Trust Under Agreement dated July 15, 2014

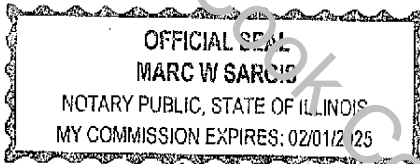
UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph Biancalana, as Trustee of the Elvira A. Biancalana Living Trust Under Agreement dated July 15, 2014, personally known to me to be the same person whose name is 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, this 3rd day of May, 2022.

Commission expires _____



Marc W. Sarcis

NOTARY PUBLIC

This instrument was prepared by: Marc W. Sarcis, Attorney at Law, 7366 N. Lincoln, Suite 408, Lincolnwood, IL 60712

MAIL TO:
Jonathan Aven
180 N. Michigan Ave., Ste. 2105
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:
Shannon Condon and Kevin Corey
4504 N. Mozart St.
Chicago, IL 60625

Property of Cook County Clerk's Office