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TRUSTEE'S DEED

This indenture made this 3RD day of **March, 2022**, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as **Successor Trustee to Northern Trust Bank/Lake Forest N.A.** as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 2nd day of **September, 1997**, and known as Trust Number **9465**, party of the first part, and

MARY SPALDING, TRUSTEE OF THE SIMONE LAZAR TRUST DATED 5/5/05

party of the second part.

Whose address is:

1040 Lake Shore Blvd
Evanston IL 60202

Doc#. 2213139382 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/11/2022 01:44 PM Pg: 1 of 3

Dec ID 20220301639005

ST/CO Stamp 1-649-698-192 ST Tax \$242.50 CO Tax \$121.25

City Stamp 1-014-261-136 City Tax: \$2,546.25

Reserved for Recorder's Office

**Chicago Title
21GSA674033P**

WITNESSETH, that said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in **COOK** County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

Property Address: **1316 WEST FARGO AVE., UNIT 202, CHICAGO IL 60626**
Permanent Tax Number: **11-29-308-017-1002**

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

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 in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: Linda Lee Lutz
Linda Lee Lutz, Assistant Vice President

State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Linda Lee Lutz, Assistant Vice President of CHICAGO TITLE LAND TRUST COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 3RD day of March, 2022



[Signature]
NOTARY PUBLIC

This instrument was prepared by:
Linda Lee Lutz, AVP/LTO
CHICAGO TITLE LAND TRUST COMPANY
15255 S 94th Ave., Suite 604
Orland Park, IL 60462

AFTER RECORDING, PLEASE MAIL TO:

Greenberg & Sinkovits LLC
18191 Dixie Highway
Suite 111
Homewood, IL 60430

SEND TAX BILLS TO:

Simone Lazar
1040 Lake Shore Blvd
Evanston, IL 60202

PROPERTY ADDRESS: 1316 WEST FARGO AVE., UNIT 202, CHICAGO IL 60626

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UNIT "202" AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "DEVELOPMENT PARCEL"):

THAT PORTION OF LOT 4 IN BLOCK 6 IN BIRCHWOOD BEACH, A SUBDIVISION OF PART OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF ACCRETIONS THERETO, LYING EAST OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF SAID LOT, 160 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 4, TO A POINT IN THE SOUTH LINE OF SAID LOT, 130 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4 AND LYING WEST OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF SAID LOT 4 EXTENDED EAST 420.02 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT, THENCE SOUTH TO INTERSECT THE SOUTH LINE EXTENDED EAST OF SAID LOT 4 AT A POINT 414.63 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4. AFORESAID, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION MADE BY MARQUETTE NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 2782 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 19325551, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID DEVELOPMENT PARCEL ALL THE LAND, PROPERTY AND SPACE KNOWN AS UNITS 201 TO 210 BOTH INCLUSIVE, UNITS 301 TO 310 BOTH INCLUSIVE, 401 TO 410 BOTH INCLUSIVE AND 501 TO 510, BOTH INCLUSIVE, AS SAID UNITS ARE DELINEATED IN SAID SURVEY).

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