

# UNOFFICIAL COPY

Doc# 2222219098 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/10/2022 11:37 AM Pg: 1 of 2

Dec ID 20220701669303  
ST/CO Stamp 0-939-172-944 ST Tax \$1,090.00 CO Tax \$545.00  
City Stamp 1-476-043-856 City Tax: \$11,445.00

## TRUSTEE'S DEED ILLINOIS

THIS INDENTURE made this 27<sup>th</sup> day of June 2022, between AMY M. SAVIN, as Trustee of the AMY M. SAVIN 1994 TRUST dated April 14, 1994, (GRANTOR); and ERIN NITZ and KEVIN NITZ, Wife and Husband, as Tenants by the Entirety, (GRANTEES).

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 grantees, in fee simple, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 35 IN HULL'S SUBDIVISION OF BLOCK 53 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 Buyers, and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 14-33-329-008-0000

Address (es) of Real Estate: 1640 North Cleveland Avenue, Chicago, Illinois 60614

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

**Mail To:**

Daniel Hawkins  
FRUITLAND  
4043 N. Lawrence #208  
Chicago IL 60613

**Name and Address of Taxpayer:**

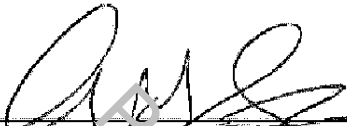
Erin Nitz and Kevin Nitz  
1640 North Cleveland Avenue  
Chicago, Illinois 60614

PT 22-83928  
1053 00

PROPER TITLE, LLC

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This 27<sup>th</sup> day of June, 2022.



AMY M. SAVIN, as Trustee of the  
AMY M. SAVIN 1994 TRUST dated April 14, 1994

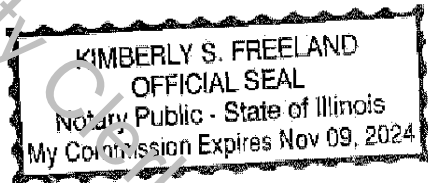
STATE OF ILLINOIS COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that AMY M. SAVIN, 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 forth.

Given under my hand and official seal, this 27<sup>th</sup> day of June, 2022.

Kimberly S. Freeland

(Notary Public)



County Clerk's Office