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Trustee's Deed

Doc#: 2225849122 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/15/2022 12:03 PM Pg: 1 of 3

Dec ID 20220801613320
ST/CO Stamp 1-103-170-128 ST Tax \$695.00 CO Tax \$347.50
City Stamp 2-126-580-304 City Tax: \$7,297.50

222-86309 1/2

The GRANTORS, MICHAEL SIMONEAU AND ALISON SIMONEAU, AS TRUSTEES OF THE SIMONEAU FAMILY TRUST, UNDER A TRUST AGREEMENT DATED JANUARY 26, 2021 of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantors as said trustees under their respective Declaration of Trust, and of every other power and authority the grantors hereunto enabling, does hereby convey and quit claim to

KEVIN P. COYLE and KAITLYN E. MORAN, a single woman
a single man,

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit A

~~PARCEL 1: LOT 23 IN EMBASSY CLUB RESUBDIVISION UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~

~~PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NUMBER 88465484 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.~~

SUBJECT TO: General real estate taxes for 2nd installment of 2021 and subsequent years.

Permanent Real Estate Index Number(s): 14-29-302-099-0000

Address(es) of Real Estate: 2652 N. Southport Ave., Unit F
Chicago, IL 60614

Proper Title, L.L.C.
1530 E. Dundee Road
Suite #250
Palatine, IL 60074

IN WITNESS WHEREOF, the grantors, as Trustees aforesaid, has hereunto set their hand and seal this 18th day of August, 2022.

Michael Simoneau, as trustee (SEAL)
Michael Simoneau, as Trustee as aforesaid

Alison Simoneau as trustee (SEAL)
Alison Simoneau, as Trustee as aforesaid

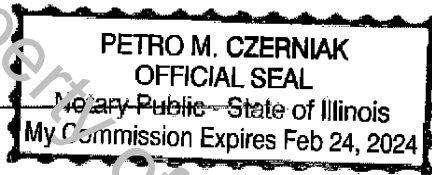
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State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL SIMONEAU AND ALISON SIMONEAU, AS TRUSTEES OF THE SIMONEAU FAMILY TRUST, UNDER A TRUST AGREEMENT DATED JANUARY 26, 2021, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act as such Trustees, for the uses and purposes therein set forth.

Given under my hand and seal, this 18th day of August, 2022.

Commission expires: _____





Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622

Mail to:

Hal Stinespring, Esq.
910 East Oak St.
Lake in the Hills, IL 60156

Send subsequent tax bills to:

Kevin P. Coyle and Kaitlyn E. Moran
2652 N. Southport Ave., Unit F
Chicago, IL 60614

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Exhibit A

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14-29-302-099-0000

Property of Cook County Clerk's Office