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Greater Illinois Title Co.
300 E. Roosevelt Road
Wheaton, IL 60187

GIT File # 41073250GS $\frac{1}{2}$

Doc#: 2232913020 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/25/2022 09:41 AM Pg: 1 of 3

Dec ID 20221101689119
ST/CO Stamp 0-175-678-800 ST Tax \$383.00 CO Tax \$191.50
City Stamp 1-383-638-352 City Tax: \$4,021.50

RECORDING COVER SHEET

Cook County

TYPE OF DOCUMENT: Trustee's Deed

Re: 09-25-414-039-0000

Property of Cook County Clerk's Office

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4107325 Qgs 1/2 ZC

TRUSTEE'S DEED
Statutory (Illinois) **GIT**

MAIL TO: Christopher Flores & Rebecca Warner

7433 N. Odell Avenue

Chicago, IL 60631

Name & Address of Taxpayer

Christopher Flores & Rebecca Warner

7433 N. Odell Ave

Chicago, IL 60631

This AGREEMENT between GRANTOR, **Angela Geraghty**, as Successor Trustee of the Geraghty Family Trust dated December 5, 2013, of 1109 Shermer Ct., Glenview, Illinois, County of Cook, State of Illinois, and GRANTEE, **Christopher Flores and Rebecca Warner**, of 5340 N. Lowell Ave., #209, Chicago, Illinois.

WITNESSES: The Grantor(s) in consideration of the sum of TEN and 00/100 DOLLARS, 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 Grantor(s) as said Trustee(s) and of every other power and authority the Grantor(s) hereunto enabling, do(es) hereby CONVEY and QUITCLAIM unto the Grantee(s) in fee simple the following described real estate, situated in County of Cook in the State of Illinois, not as tenants in common but as joint tenants, to wit:

* *Both Single*

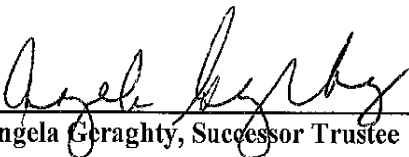
LOT 30 AND THE NORTH 1/2 OF LOT 29 IN BLOCK 7 IN THE HULBERT MILWAUKEE AVENUE SUBDIVISION, A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS


Together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

SUBJECT TO: building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; public and utility easements which serve the premises; public roads and highways, if any; and general real estate taxes for the years 2022 and subsequent years;



hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to hold, forever.

Permanent Index Number(s) 09-25-414-039-0000
Address of Property: 7433 n Odell Ave., Chicago, IL 60631
DATED this 3RD day of November, 2022.

 (SEAL)
Angela Geraghty, Successor Trustee

REAL ESTATE TRANSFER TAX	22-Nov-2022
 CHICAGO:	2,872.50
CTA:	1,149.00
TOTAL:	4,021.50 *

09-25-414-039-0000 | 20221101689119 | 1-383-638-352
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	22-Nov-2022
 COUNTY:	191.50
 ILLINOIS:	383.00
TOTAL:	574.50

09-25-414-039-0000 | 20221101689119 | 0-175-678-800

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

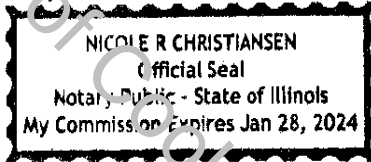
I, the undersigned, a **NOTARY PUBLIC** in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **Angela Geraghty**, Successor Trustee, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, this 3rd day of November, 2022.

Nicole R. Christiansen
NOTARY PUBLIC

My commission expires 1/28/2024

IMPRESS SEAL HERE:



NAME AND ADDRESS OF PREPARER:

Andrew Harrison
Miller Berger LLC,
20 N. Clark St., Ste 525
Chicago, IL 60602