

4

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Doc# 2234634003 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/12/2022 09:34 AM PG: 1 OF 5

TRUSTEE'S DEED

THIS INDENTURE, made this 2nd day of December, 2022, between **ELIZABETH WOLFE, AS TRUSTEE OF THE ELIZABETH A. WOLFE 2020 REVOCABLE TRUST DATED JANUARY 9, 2020**, of the City of Royal Oaks, County of Oakland, State of Michigan, party of the first part, and **ASHTAR NAQVI**, an unmarried person, of 1032 N. Crosby Street, Chicago, IL, party of the second part.

WITNESSETH, That said party of the first part, for and in consideration of \$10.00, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 17-04-316-071-0000

Address of Real Estate: 1032 N. Crosby Street
Chicago, IL 60610

Chicago Title 22 GC 2850044 2022 3 SWS

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WITNESS, the party of the first part, as Trustee, has caused this Trustee's Deed to be signed this 2nd day of December, 2022.

Elizabeth Wolfe
ELIZABETH WOLFE, AS TRUSTEE OF THE ELIZABETH A. WOLFE 2020 REVOCABLE TRUST DATED JANUARY 9, 2020



TRAVIS TRUMITCH, signing for the purpose of releasing homestead.

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ELIZABETH WOLFE and TRAVIS TRUMITCH, personally known to me to be the 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, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of December, 2022.



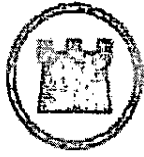
Karen A. Kuhn
(Notary Public)

Prepared By:
Karen A. Kuhn, Esq.
Madden, Jiganti, Moore & Sinars LLP
190 S. LaSalle Street, Suite 1700
Chicago, IL 60603

Mail To:
William Lundgren
55 W. Monroe St.
#3330
Chicago, IL 60603

Name and Address of Taxpayer:
Ashtar Naqvi
1032 N. Crosby Street
Chicago, IL 60610

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 22GSC785004LP

For APN/Parcel ID(s): 17-04-316-071-0000

PARCEL 1: (LOT 94 IN RIVER VILLAGE SUBDIVISION) THAT PART OF LOTS 1, 2, 3 AND 4 TOGETHER WITH ALL OF THE VACATED ALLEY LYING SOUTHWESTERLY OF AND ADJOINING SAID LOT 2 AND ALL OF THE VACATED ALLEY LYING NORTHWESTERLY OF AN ADJOINING SAID LOT 1, ALL IN OWNER'S RESUBDIVISION OF BLOCK 92 IN ELSTON'S ADDITION TO CHICAGO, IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2, BEING THE INTERSECTION OF THE SOUTHERLY LINE OF WEST HOBBIE STREET AND THE WESTERLY LINE OF NORTH CROSBY STREET; THENCE SOUTHWESTERLY, ALONG THE SOUTHERLY LINE OF WEST HOBBIE STREET, 8.00 FEET; THENCE SOUTHEASTERLY, ALONG A LINE 8.00 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF NORTH CROSBY STREET, BEING A LINE FORMING AN ANGLE OF 90 DEGREES, 02 MINUTES, 02 SECONDS AS MEASURED SOUTHWEST TO SOUTHEAST, 113.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG THE LAST DESCRIBED LINE, 18.54 FEET, THENCE SOUTHWESTERLY, ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE OF WEST HOBBIE STREET, 18.07 FEET; THENCE SOUTHEASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 5.06; THENCE SOUTHWESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 6.53 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 2.60 FEET; THENCE SOUTHWESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 10.73 FEET; THENCE NORTHWESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 4.67 FEET; THENCE SOUTHWESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 14.00 FEET; THENCE NORTHWESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 16.33 FEET; THENCE NORTHEASTERLY, 49.31 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR USE, ENJOYMENT, INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS CREATED BY THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR RIVER VILLAGE TOWNHOMES HOMEOWNERS ASSOCIATION DATED AUGUST 15, 2003 AND RECORDED AUGUST 19, 2003 AS DOCUMENT 0323139068, AS AMENDED FROM TIME TO TIME, ALL IN COOK COUNTY, ILLINOIS

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

08-Dec-2022



CHICAGO:	5,216.25
CTA:	2,086.50
TOTAL:	7,302.75 *

17-04-316-071-0000 | 20221201602976 | 2-125-002-064

* Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

08-Dec-2022



COUNTY:	347.75
ILLINOIS:	695.50
TOTAL:	1,043.25

17-04-316-071-0000

| 20221201602976 |

| 1-694-528-848