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TRUSTEE'S DEED JOINT TENANCY

Doc#: 2303806325 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/07/2023 03:42 PM Pg: 1 of 3

Dec ID 20230101640958
ST/CO Stamp 2-118-571-856 ST Tax \$415.00 CO Tax \$207.50
City Stamp 0-906-307-408 City Tax: \$4,357.50

This indenture made this 27th day of January 2023 between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, 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 21st day of March, 2007, and known as Trust Number **8002348410**, party of the first part, and

✓ **MATTHEW J. LIEGENDAHL AND BRAEDYN M. JOHNSON**, not as tenants in common, but as joint tenants with rights of survivorship parties of the second part

Reserved for Recorder's Office

whose address is:
1891 North Winnebago Avenue, Unit 2
Chicago, IL 60647

Stc 19659265
2 of 3

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 parties of the second part, **not as tenants in common, but as joint tenants**, the following described real estate, situated in **COOK** County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

✓
Property Address: 1891 North Winnebago Avenue, Unit E, Chicago, IL 60647

Permanent Tax Number: 14-31-319-058-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part forever, **not in tenancy in common, but in joint tenancy**.

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 to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

REAL ESTATE TRANSFER TAX

30-Jan-2023



CHICAGO: 3,112.50
CTA: 1,245.00
TOTAL: 4,357.50 *

REAL ESTATE TRANSFER TAX

07-Feb-2023



COUNTY: 207.50
ILLINOIS: 415.00
TOTAL: 622.50

14-31-319-058-0000

| 20230101640958 | 2-118-571-856

14-31-319-058-0000 | 20230101640958 | 0-906-307-408

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

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be 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

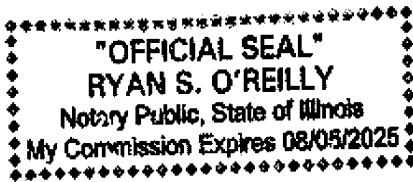
By: *Iris Ravelo*
Iris Ravelo - Assistant Vice President

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 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 27th day of January, 2023.



Ryan S. O'Reilly
NOTARY PUBLIC

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
10 S. LaSalle Street
Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME Braford J. Miller Law PC
ADDRESS 10 S. LaSalle #2920
CITY, STATE Chicago IL 60603

SEND SUBSEQUENT TAX BILLS TO:

NAME Matthew J. Liesendahl and Bradley M. Johnson
ADDRESS 1391 N. Winnebago Ave, Unit E
CITY, STATE Chicago IL 60647

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LEGAL DESCRIPTION

Parcel 1:

(UNIT E) THAT PART OF LOTS 27, 28, 29 AND 30 (EXCEPT THE SOUTHEASTERLY 15 FEET OF SAID LOT 30) TAKEN AS A SINGLE TRACT OF LAND IN ISHAM'S RESUBDIVISION OF PARTS OF BLOCKS 3, 4, AND 5 ISHAM'S SUBDIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER, LYING SOUTHWEST OF MILWAUKEE AVENUE OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID TRACT; THENCE SOUTH 48 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 30.61 FEET TO THE PLACE OF BEGINNING (SAID NORTHEASTERLY LINE ALSO BEING THE SOUTHWESTERLY LINE OF N. WINNEBAGO AVENUE); THENCE CONTINUING SOUTH 48 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 15.06 FEET; THENCE SOUTH 42 DEGREES 00 MINUTES 00 SECONDS WEST, 47.67 FEET; THEN NORTH 48 DEGREES 00 MINUTES 00 SECONDS WEST 15.06 FEET; THENCE 42 DEGREES 00 MINUTES 00 SECONDS EAST, 47.67 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Parcel 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY THE DECLARATION OF COMPASS POINT RECORDED AS DOCUMENT NUMBER 97774171.