

# UNOFFICIAL COPY

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**This instrument prepared by:**  
Law Office of Kathleen Meersman Murphy, LLC  
1100 W. Northwest Hwy, Suite 112  
Mt. Prospect, IL 60056

Doc#: 2305349037 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/22/2023 09:45 AM Pg: 1 of 2

**Mail future tax bills to:**  
ANIA V. FIGUEROA  
124 SOUTH BRIGHTON PLACE  
ARLINGTON HEIGHTS, IL 60004

Dec ID 20230201645007  
ST/CO Stamp 1-768-419-152 ST Tax \$380.00 CO Tax \$190.00

**Mail this recorded instrument to:**

DAAA LAW, LLC  
4811 Emerson Ave  
Suite 110  
Palatine, IL 60067

## TRUSTEE'S DEED

This Indenture, made this 15 day of FEB 2023, between BRITAIN FAMILY TRUST AGREEMENT DATED 5/4/06 as Matthew G. Britain, successor Trustee under the provision of a deed or deeds in trust duly recorded and delivered to said trustee in pursuance of a trust agreement dated May 4, 2006, and known as Trust Number , party of the first part, and ANIA V. FIGUEROA of 525 S. CLEVELAND AVE. #105, ARLINGTON HTS., Illinois 60005, party of the second part. *and Andrew Sinclair-Georges*  
*not as tenants in common, not as joint tenants but as tenants by the entirety.*  
Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in COOK County, State of Illinois, to wit:

LOT 297 IN STONEGATE BEING A RESUBDIVISION OF H. ROY BERRY CO'S EAST MORELAND, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 33, AND THAT PART OF THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 32, LYING NORTHEASTERLY OF THE CHICAGO & NORTHWESTERN RAILROAD CO., ALL IN TOWN 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 03-32-203-035-0000  
Property Address: 124 SOUTH BRIGHTON PLACE, ARLINGTON HEIGHTS, IL 60004

Permanent Index Number(s): 03-32-203-035-0000

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2022 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

**To Have and To Hold** the same unto said party of the second part, and to the proper use, benefit, and behold forever of said party of the second part.

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 or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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### Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

*X Matthew G. Brittain*

Matthew G. Brittain, Successor Trustee

Trustee

STATE OF Florida

COUNTY OF *Sarasota*

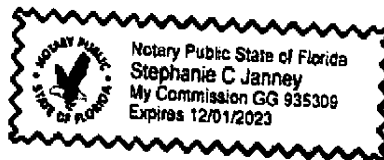
)  
) SS  
)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that BRITTAIn FAMILY TRUST AGREEMENT DATED 5/4/06, as Matthew G. Brittain, Successor Trustee(s) aforesaid, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 2 day of February 2023

*Stephanie C Janney*

Notary Public



Property of Cook County Clerk's Office