

TRUSTEE'S DEED

UNOFFICIAL COPY



\*2305308072D\*

This indenture made this 15th day of December, 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 20th day of April, 2006 and known as Trust Number 8002346386, party of the first part, and

Doc# 2305308072 Fee \$88.00

STAMP FEE:\$9.00 RPRF FEE: \$1.00

AREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/22/2023 03:04 PM PG: 1 OF 3

**Geneva Marion Wilson**  
party of the second part,

Reserved for Recorder's Office

whose address is:  
**7201 Adelphi Road**  
**Hyattsville, MD 20782**

**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 party of the second part, the following described real estate, situated in **COOK** County, Illinois, to wit:

**SEE ATTACHED "EXHIBIT A" FOR LEGAL DESCRIPTION**

Property Address: **1640 East 50<sup>th</sup> Street, Unit 7A, Chicago, IL 60615-3161 and 4920 Chicago Beach Drive, Space #72, Chicago, IL 60615**

Permanent Tax Number: **20-12-103-010-1006 and 20-12-103-026-1069**

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoove 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 deed 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.

Chicago Title

22GSA7061290P RJS 10/2

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Asst. Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,  
as Trustee as Aforesaid

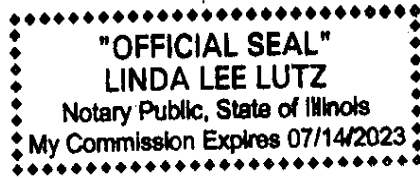
By: [Signature]  
Martha Lopez – Asst. Vice President

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 Asst. 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 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 Asst. 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 **15th** day of **February, 2023**.



[Signature]  
NOTARY PUBLIC

This instrument was prepared by:  
**CHICAGO TITLE LAND TRUST COMPANY**  
Martha Lopez, AVP/LTO  
15255 South 94<sup>th</sup> Avenue  
Suite 604  
Orland Park, IL 60462

AFTER RECORDING, PLEASE MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

NAME: Geneva Wilson

NAME: Geneva Wilson

ADDRESS: 1640 E. 50th St. Unit 71A

ADDRESS: 1640 E. 50th St. Unit 71A.

CITY STATE ZIP: Chicago, IL 60615

CITY STATE ZIP: Chicago, IL 60615

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**CHICAGO TITLE  
COMPANY**

## LEGAL DESCRIPTION

**Order No.:** 22GSA706129OP

**For APN/Parcel ID(s):** 20-12-103-010-1006

PARCEL 1:

UNIT NUMBER 7-A, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OR REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

THE WEST 76 FEET OF THE EAST 200 FEET OF THE SOUTH 125 FEET OF BLOCK 2 IN CHICAGO BEACH ADDITION A SUBDIVISION OF LOT 'A' IN BEACH HOTEL COMPANY'S CONSOLIDATION OF CERTAIN TRACTS IN FRACTIONAL SECTIONS 11 AND 12, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION MADE BY CHICAGO TITLE AND TRUST COMPANY TRUSTEE UNDER TRUST NUMBER 49515 AND RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 20032198 AND AS AMENDED BY DOCUMENT NUMBERS 20360068, 20664806, AND 23077455, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**For APN/Parcel ID(s):** 20-12-103-026-1069

PARCEL 2:

UNIT P-72 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN INDIAN VILLAGE PARKING CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 95851051, IN THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		21-Feb-2023
CHICAGO:		1,462.50
CTA:		585.00
TOTAL:		2,047.50 *

20-12-103-010-1006 | 20230201653865 | 0-287-350-608  
 \* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		21-Feb-2023
COUNTY:		97.50
ILLINOIS:		195.00
TOTAL:		292.50

20-12-103-010-1006 | 20230201653865 | 1-506-320-208