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PT22-86407 '(, TRUSTEE'S DEED ILLINOIS STATUTORY Doc#. 2307613276 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 03/17/2023 12:18 PM Pg: 1 of 3

Dec ID 20230301671247

ST/CO Stamp 0-094-867-664 ST Tax \$600.00 CO Tax \$300.00

City Stamp 2-019-266-768 City Tax: \$6,300.00

THE GRANTORS, Byron D. Collis and Louis A. Collis, as Successor Co-Trustees of the Katherine Collis Revocable Living Trust, as to an undivided 1/2 interest and Byron D. Collis and Louis A. Collis, as Successor Co-Trustees, of the Andrew L. Collis Revocable Living Trust, as to an undivided 1/2 interest, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, CONVEY and WARRANT to GRANTEES Rachel S. Taft, Charles J. Taft and Charles H. Taft, as Joint Tenants,

in fee simple, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 418 IN GARDNER'S PORTAGE PARK ADDITION TO CHICAGO IN LOTS 7 AND 8 IN SCHOOL TRUSTEES SUBDIVISION OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number:

13-16-313-036-0000

Property Address:

5408 W. Berteau Avenue, Chicago, IL 60641

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

PROPER TITLE, LLC

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mption Laws of
CERTIFY THAT
subscribed to the that they signed, purposes therein
<u>h</u> , 2023.
MUSTAFA SYED Official Seal Notary Public - State of Illinois My Commission Expires Mar 4, 2026

MAIL RECORDED DEED TO:

L. Matthew Loudenslagel, Esq. 800 Wankylan Rd. Ste = 201
Blanview, IL 60025

SEND SUBSEQUENT TAX BILLS TO:

Rachel Taft 3535 5, Lowe AC Chicago L

THIS INSTRUMENT PREPARED BY: Fogarty & Fugute LLC, 203 N. LaSalle Street #2100, Chicago, IL 60 07

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

Dated this 28 day of FEBUAR 1, 2023.

Hyron O Collin

STATE OF ILL NOS

) SS

COUNTY OF SONA

I, the undersigned, a Notary Prolic in and for said County, in the State aforesaid, CERTIFY-THAT-Byron D. Collis, personally known to the to be the same persons whose names are subscribed to the foregoing instrument, appeared before n e this day in person, and acknowledged that they signed, sealed and delivered this instrument as ε two and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notaria (sea, this 28

, 2023.

Notar Public

D'ARD BIEVERS

HA COPPRESSE N. V. S. MATE ON STREETS

MAIL RECORDED DEED TO:

L. Matthew Loudenstagel, Esq. 800 Wankeyan Rd, Ste #201 Blenview, IL 60025

THIS INSTRUMENT PREPARED BY: Fogarty & Fugate LLC, 203 N. LaSalle Street #2100, Chicago, IL 60601