

# UNOFFICIAL COPY

Doc#: 2307933356 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/20/2023 01:39 PM Pg: 1 of 2

## TRUSTEE'S DEED STATUTORY (ILLINOIS)

Dec ID 20230301671861  
ST/CO Stamp 1-764-690-128 ST Tax \$695.00 CO Tax \$347.50



23GST0424753K  
Chicago Title

(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

The **GRANTOR, JAMES J. KOTZ and KAREN L. MONKMAN, Trustees of the James J. Kotz and Karen L. Monkman Family Trust dated August 13, 2020**, of the County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid and pursuant to the power and authority of the Grantor as said Trustee and of every other power and authority, the Grantor, hereunto enabled, hereby conveys and warrants to **GRANTEE:**

**DINA BERGER**  
OF EVANSTON, ILLINOIS

the following described real estate:

**LOT 83 AND THE NORTH 5 FEET OF LOT 84 IN TERRACE MC KEY AND POAGUES ADDITION TO EVANSTON BEING A SUBDIVISION OF ADAM HOTH HOMESTEAD (EXCEPT THE SOUTH 47 FEET THEREOF) IN THE EAST 1/2 SOUTH OF GROSS POINT ROAD OF FRACTIONAL SECTION 33 AND OF THE EAST 200 FEET OF LOT 3 IN WITTBOLDS SUBDIVISION OF THE SOUTH 47 FEET OF LOTS 5, 6 AND PART OF LOT 7, EAST OF THE WEST 247.50 FEET THEREOF IN COUNTY CLERKS DIVISION OF FRACTIONAL SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Permanent Index Number: 05-33-418-001-0000**  
**Property Commonly Known As: 2709 Lawndale Avenue, Evanston, Illinois 60201**

Subject only to general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; hereby releasing and waiving all right under and by virtue of the homestead exemption laws of the State of Illinois.

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TO HAVE AND TO HOLD THE SAME UNTO THE Grantee as aforesaid and to the proper use and benefit of Grantee forever.

Dated: 3-14-23

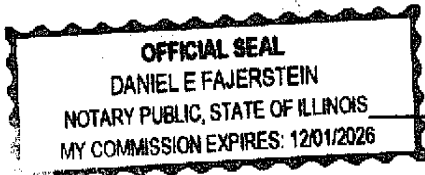
*James J. Kotz*  
**JAMES J. KOTZ, as Trustee of the James J. Kotz and Karen L. Monkman Family Trust dated August 13, 2020**

*Karen L. Monkman*  
**KAREN L. MONKMAN, as Trustee of the James J. Kotz and Karen L. Monkman Family Trust dated August 13, 2020**

STATE OF Illinois  
COUNTY OF Cook ) SS

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that **JAMES J. KOTZ and KAREN L. MONKMAN, Trustees of the James J. Kotz and Karen L. Monkman Family Trust dated August 13, 2020**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free 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 notarial seal this 14<sup>th</sup> day of March, 2023.



*[Signature]*  
Notary Public

- Mail recorded Deed to: Katherine Hart, Esq., 9349 Forestview Road, Evanston, Illinois 60203
- Mail tax bill to: Dina Berger, 2709 Lawndale Avenue, Evanston, Illinois 60201
- Prepared by: Daniel E. Fajerstein, 513 Chicago Avenue, Evanston, Illinois 60202

CITY OF EVANSTON

006009

REAL ESTATE TRANSFER TAX

DATE: PAID MAR 17 2023

AMOUNT: \$3475<sup>00</sup> Agent: LB