

# UNOFFICIAL COPY

16224062

## TRUSTEE'S DEED

Doc#: 2308633023 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/27/2023 09:22 AM Pg: 1 of 2

Dec ID 20230301670636  
ST/CO Stamp 1-948-199-120 ST Tax \$629.00 CO Tax \$314.50  
City Stamp 0-681-650-384 City Tax: \$6,604.50

Above Space for Recorder's Use Only

**THIS INSTRUMENT** made this 10th day of March, 2023 by John Freson and Valerie Goodcase, not individually but solely as Co-Trustees of The Freson Living Trust dated December 26, 2006 hereinafter referred to as Grantors, and 4015-17 N Elston LLC of Chicago, Illinois, hereinafter referred to as Grantee:

**WHEREAS**, Grantors are the duly acting Trustees under the provisions of a Trust Agreement dated December 26, 2006 and known as Freson Living Trust dated 12/26/06, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

**NOW, THEREFORE**, the Grantors, not individually but as such Co-Trustees, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, do hereby Grant, Sell and Convey to: 4015-17 N Elston LLC, pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as 4015 North Elston Avenue, 4017 N Elston Ave., Chicago, IL, 60618, legally described as:

LOTS 23 AND 24 IN BLOCK 27 IN WALKER'S SUBDIVISION OF BLOCKS 1 TO 31, INCLUSIVE, OF W.B. WALKER'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**SUBJECT TO:** Covenants, conditions and restrictions of record and general real estate taxes for 2022 and subsequent years.

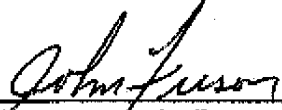
Permanent Index Number: 13-14-332-012-0000 and 13-14-332-013-0000

Address(es) of Real Estate: 4015 North Elston Avenue, 4017 N. Elston Ave., Chicago, IL 60618

**TOGETHER WITH ALL** right, title, and interest whatsoever, at law or in equity of said Trusts, in and to the premises.


**IN WITNESS WHEREOF**, Grantors, not individually, but as Trustees aforesaid, have hereunto set their hand and seal the day and year first above written.

By:

  
John Freson, as Co-Trustee of the Freson Living Trust dated 12/26/06

**USI**

By:

  
Valerie Goodcase, as Co-Trustee of the Freson Living Trust dated 12/26/06

REAL ESTATE TRANSFER TAX 24-Mar-2023



CHICAGO: 4,717.50  
CTA: 1,887.00  
TOTAL: 6,604.50 \*

13-14-332-012-0000 | 20230301670636 | 0-681-650-384

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

REAL ESTATE TRANSFER TAX 24-Mar-2023



COUNTY: 314.50  
ILLINOIS: 629.00  
TOTAL: 943.50

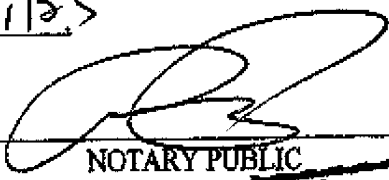
13-14-332-012-0000 | 20230301670636 | 1-948-199-120

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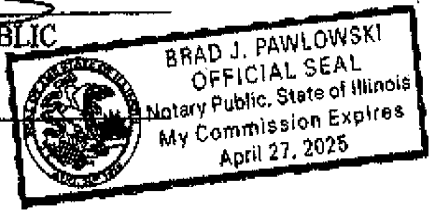
STATE OF Illinois )  
COUNTY OF Cook )<sup>ss</sup>

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Valerie Goodcase, not individually but solely as Co-Trustee of the Freson Living Trust dated December 26, 2006, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 3/11/23

  
NOTARY PUBLIC

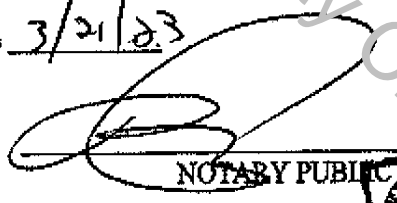
Commission expires \_\_\_\_\_



STATE OF ILLINOIS \_\_\_\_\_ )  
COUNTY OF COOK \_\_\_\_\_ )<sup>ss</sup>

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Freson, not individually but solely as Co-Trustee of the Freson Living Trust dated December 26, 2006, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 3/21/23

  
NOTARY PUBLIC

Commission expires \_\_\_\_\_



This instrument was prepared by: Steven Fritzshall, 6584 N. Northwest Highway, Chicago, Illinois 60631

**MAIL TO:**

4015-17 N Elston LLC  
3805 N. Lincoln Ave  
Chicago, IL 60613

**SEND SUBSEQUENT TAX BILLS TO:**

4015-17 N Elston LLC  
4015 North Elston Avenue  
4017 N. Elston Ave.  
Chicago, IL 60618