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TRUSTEE'S DEED (ILLINOIS)

Doc#. 2317733434 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 06/26/2023 03:40 PM Pg: 1 of 3

Dec ID 20230601636469

ST/CO Stamp 1-308-702-416 ST Tax \$850.00 CO Tax \$425.00

City Stamp 1-749-825-232 City Tax: \$8,925.00

THE GRANTCR Marvin L. Childress, as Trustee of the Marvin L. Childress Living Trust Agreement dated October 28th, 2022 as to an Undivided 50% Interest and Heidi Ellison Childress, as Trustee of the Heidi Ellison Childress Living Trust Agreement dated October 28, 2022 as to an Undivided 50% Interest, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to he power and authority vested in the Grantor as trustee, convey to GRANTEES Lalitha Sitarum in and Joseph Orchanian, Work and Language 2 of 2024 N. Winderfer Ave. (hirage Laterty, are following described real estate commonly known as:

Permanent Index Number(s): 14-19-200-019-0000

Property Address: 1932 West Larchmont Avenue, Chicago, I. 60613

LEGAL DESCRIPTION ATTACHED

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned and of every other power and authority thereunto enabling, **SUBJECT TO:** Covenants, conditions and restrictions of record, utility easements and, general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 1st day of _____, 2023.

Signature page to follow

PT23-92302W

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Marvin L. Childress, as Trustee of the Marvin L. Childress Living Trust Agreement dated October 28th, 2022 as to an Undivided 50% Interest

Heidi Ellison Childress as Trustee of the Heidi Ellison Childress Living Trust Agreement dated October 28, 2022 as to an Undivided 50% Interest

STATE OF /LLIMY,)
SS,
COUNTY OF Cove)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Marvin L. Childress, as Trustee of the Marvin L. Childress Living Trust Agreement dated October 28th, 2022 as to an Undivided 50% Interest and Heidi Ellison Childress, as Trustee of the Heidi Ellison Childress Living Trust Agreement dated October 28, 2022 as to an Undivided 50% Interest, 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 they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of 1 omestead.

Notary Public

THIS INSTRUMENT PREPARED BY Drost, Kivlahan, McMahon & O'Connor, LLC 11 S. Dunton Avenue Arlington Heights, IL 60005

MAIL TO:

The Real Property Law Group, PC 4653 North Milwaukee Avenue Chicago, IL 60630



SEND SUBSEQUENT TAX BILLS TO: Lalitha Sitaraman and Joseph Orchanian 1932 West Larchmont Avenue Chicago, IL 60613

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EXHIBIT A

LOT 28 AND THE WEST 1/2 OF LOT 29 IN BLOCK 4 IN CHARLES J. FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14 AND 15 IN LOTS 1, 2, AND 3 IN BLOCK 16 IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 IN THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF, IN COOK COUNTY, ILLINOIS.

Parcel ID(s): 14-19-200-019-0000

Property of Cook County Clark's Office