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Doc#: 2318855115 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/07/2023 11:45 AM Pg: 1 of 3

TRUSTEE'S DEED (ILLINOIS)

Dec ID 20230601660468
ST/CO Stamp 0-994-102-992 ST Tax \$440.00 CO Tax \$220.00
City Stamp 1-823-649-488 City Tax: \$4,620.00

Above Space for Recorder's Use Only

This AGREEMENT, made this 26th day of June, 2023, between Grantor(s),

JOAN R. COZZI, AS TRUSTEE OF THE JOAN R. COZZI REVOCABLE TRUST AGREEMENT DATED OCTOBER (20)15,

and Grantee(s),

STACEY MEITLER AND JEFF MEITLER, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY,

WITNESSES: The Grantor(s) in consideration of the sum of Ten Dollars receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor(s) as said Trustee(s) and of every other power and authority the Grantor(s) hereunto enabling, do(es) hereby convey a quitclaim unto the Grantee(s), in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to wit

SEE ATTACHED LEGAL DESCRIPTION

PERMANENT INDEX NUMBER(PIN): 17-17-417-100-0000

ADDRESS(ES) OF REAL ESTATE: 834 S. MAY ST, CHICAGO, IL, 60607

together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

IN WITNESS WHEREOF, the grantor(s) hereunto set(s) his/her hand the day and year first above written.

Dated this 26 day of June, 2023.

Joan R. Cozzi
JOAN R. COZZI, TRUSTEE

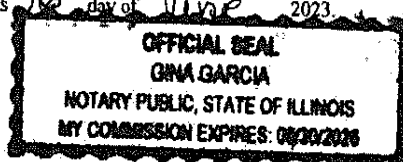
State of Illinois

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOAN R. COZZI, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the paid instrument as a free and voluntary act, for the uses and purposes herein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 26 day of June, 2023.

Gina Garcia
NOTARY PUBLIC



Mail Recorded Deed & Tax Bills To: Stacey Meitler, 834 S. May St, Chicago, IL, 60607

Prepared by: Peter J. Faraci, 444 N. Northwest Hwy, Ste. 340, Park Ridge, IL, 60068

Chicago Title 236825670465 1 TR 805

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LEGAL DESCRIPTION

Order No.: 23GSC967011LT

For APN/Parcel ID(s): 17-17-417-108-0000

PARCEL 1:

THE SOUTH 10.59 FEET OF THE NORTH 110.72 FEET OF THE WEST 34.0 FEET OF THE EAST 50.68 FEET TOGETHER WITH THE SOUTH 9.83 FEET OF THE NORTH 100.13 FEET OF THE WEST 37.0 FEET OF THE EAST 53.68 FEET OF THE EAST 144.0 FEET AND THE WEST 62 FEET OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT: LOTS 10 TO 23 INCLUSIVE, AND LOTS 42 THRU 48, INCLUSIVE, IN J.W. COCHRAN'S SUBDIVISION OF BLOCK 15 IN CANAL TRUSTEE SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. TOGETHER WITH THAT PART OF VACATED SOUTH NORTON STREET ABUTTING SAID LOTS AND ALSO LOTS 1 THRU 4, INCLUSIVE, IN M. LAFLIN'S IN LAFLIN'S SUBDIVISION OF BLOCK 16 IN CANAL TRUSTEES SUBDIVISION, AFORESAID, TOGETHER WITH THAT PART OF SOUTH NORTON STREET ABUTTING SAID LOTS ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS DEFINED AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GARDEN COURTS ASSOCIATION RECORDED OCTOBER 25, 1976 AS DOCUMENT 23685725, AS SUPPLEMENTED BY DECLARATION RECORDED AS DOCUMENT 24959521, AND AS CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 13, 1906 AND KNOWN AS TRUST NUMBER 3000 RECORDED AS DOCUMENT 25403952 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

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17-17-417-108-0000

20230601660468

0-994-102-992

COUNTY:	220.00
ILLINOIS:	440.00
TOTAL:	660.00

REAL ESTATE TRANSFER TAX

05-Jul-2023



17-17-417-108-0000

20230601660468

1-823-649-488

CHICAGO:	3,300.00
CTA:	1,320.00
TOTAL:	4,620.00 *

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

Property of Cook County Clerk's Office