## **UNOFFICIAL COPY**

Doc#. 2319212126 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 07/11/2023 11:30 AM Pg: 1 of 2

TRUSTEE'S DEED

TAXES TO GRANTEES/ GRANTEES' ADDRESS: Matthew Robert Johnson 2136 W. Thomas St. Chicago, IL 60622 Dec ID 20230601662548 ST/CO Stamp 1-710-546-640 ST Tax \$1,195.00 CO Tax \$597.50 City Stamp 0-417-160-912 City Tax: \$12,547.50

## PREPARED BY:

Mark P. Doherty
The Doherty J. w Firm, LLC
125 North First Street
DeKalb, IL 60115
(815) 787-6666

THIS INDENTURE, made this \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_ 2023, between DAVID ALAN FRY, as Trustee under the provisions of a Trop. Agreement dated the 17th day of July, 2023, known as THE DAVID ALAN FRY LIVING TRUST party of the first part, and MATTHEW ROBERT JOHNSON, a single person, party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, does hereby convey and warrant unto said party of the second part, the following described real estate, situated in Cook County, to-wit:

LOT 40 IN THE SUBDIVISION OF THE SOUTH 1/2 OF LLOCK 2 IN SUFFERN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2136 WEST THOMAS STREET, CHICAGO, C.J.INOIS 60622 P.I.N. 17-06-306-026-0000

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said parties of the second part.

This deed is executed and pursuant to and in the exercise of the power and authority grance to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned.

**SUBJECT TO:** 

FIRST AMERICAN TITLE FILE # 16 103 5539

- 1. General real estate taxes for the year 2022, and subsequent years;
- 2. Easements, restrictions, conditions and covenants of record; and building lines.

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IN WITNESS WHEREOF, said party of the first part has caused his name to be signed the day and year first above written.

DAVID ALAN FRY, as Trustee aforementioned

STATE OF 14 NOIS

COUNTY OF COOK

SS.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT THE ABOVE LANGED DAVID ALAN FRY, as Trustee under the provisions of a Trust Agreement dated the 17th day of July, 223, known as THE DAVID ALAN FRY LIVING TRUST, are personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this

2023.

**RETURN RECORDED DEED TO:** 

Matthew Robert Johnson 2136 W. Thomas St. Chicago, IL 60622 NOTARY PUBLIC

OV.-ICIAL SEAL

DWAYN- - HARRIS

Notary Public - State of Illinois

My Commission Expl. 9: 09/17/2026