

UNOFFICIAL COPY

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TRUSTEE'S DEED (Illinois)

Doc#: 2319406142 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/13/2023 10:23 AM Pg: 1 of 2

THIS DEED is made as of the 7th day of
July, 2023, by and between

LORI L. ARCHER, TRUSTEE OF LORI L.
ARCHER REVOCABLE TRUST

Dec ID 20230701668614
ST/CO Stamp 1-951-530-704 ST Tax \$2,100.00 CO Tax \$1,050.00
City Stamp 2-000-518-864 City Tax: \$22,050.00

("Grantor," whether one or more),

and

CHRISTOPHER J. WENDT AND SARA R.
WENDT, HUSBAND AND WIFE,
AS TENANTS BY THE ENTIRETY
7 S ABERDEEN, UNIT 2C
CHICAGO, IL 60607

("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid and pursuant to the power and authority vested in the Grantors as trustees convey and warrant unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 29 IN THE SUBDIVISION OF THE NORTH 1/2 OF LOT 2 IN ALL OF LOT 3 IN BLOCK 9 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 22, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1951 NORTH KENMORE AVE, CHICAGO, IL 60614
PARCEL INDEX NUMBER (PIN): 14-32-403-013-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2022 and subsequent years.

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IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 7th day of July, 2023.

Lori L. Archer

LORI L. ARCHER, TRUSTEE OF LORI L. ARCHER REVOCABLE TRUST

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO: Lisa Saul, 24 West Erie St., Suite 4A, Chicago, IL 60654

SEND SUBSEQUENT TAX BILLS TO: CHRISTOPHER J. WENDT & SARA R. WENDT
1951 NORTH KENMORE AVE, CHICAGO, IL 60614

OR RECORDER'S OFFICE BOX NO. _____

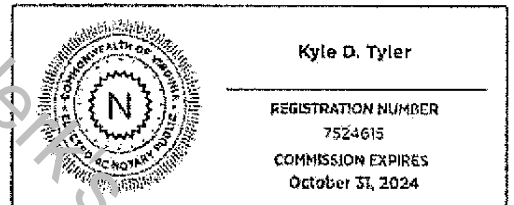
State of Virginia)
County of Loudoun) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that LORI L. ARCHER, TRUSTEE OF LORI L. ARCHER REVOCABLE TRUST is 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 she signed, sealed and delivered said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of July, 2023.

Notary Public *KD* _____

My Commission Expires: 10/31/2024



Notarized online using audio-video communication