## UNOFFICIAL CO

#### PREPARED BY:

Michael T. Huguelet, PC 10723 W. 159th Street Orland Park, IL 60467

#### MAIL TAX BILL TO:

Deborah Edberg & Richard Wood 4925 N. Oakley Ave. Chicago, IL 60625

#### MAIL RECORDED DEED TO:

Thomas J. Suich, Esq. 317 Grape Vine Trail Oswego, IL 60614

Doc#. 2319933298 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 07/18/2023 11:47 AM Pg: 1 of 2

Dec ID 20230701663368

ST/CO Stamp 0-946-807-248 ST Tax \$1,425.00 CO Tax \$712.50

City Stamp 1-483-678-160 City Tax: \$14,962.50

### TRUSTEE'S DEED

#### Tenants by the Entirety

THIS INDENTURE, made had ay of July, 2023, between SHEILA M. NELSON, TRUSTEE OF THE SHEILA M. NELSON TRUST AGREEMENT DATED MAY 31, 2013, GRANTOR, and DEBORAH EDBERG & RICHARD WOOD, Husband and Wife, of 2734 N. Southport Ave., #A, Chicago, IL 60314, as Tenants by the Entirety, GRANTEE

WITNESSETH, That GRANTOR, in consideration of the sum of Ten and no/100ths (\$10.00), receipt whereof is hereby acknowledged and in pursuance of the power and authority vested in the GRANTOR, as said trustee, and of every other power and authority the GRANTOR hereunto enabling, locs hereby convey and quitclaim in fee simple unto the GRANTEE, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See attached Legal [ escr.ption

PIN: 14-07-312-010-0000

ADDRESS: 4925 N. Oakley Ave., Chicago, IL 60625

Chicago Title 23 (541110050W 1042

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

SUBJECT TO: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and, building lines and easements, if any; party wall rights and agreement, h any; and, limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

IN WITNESS WHEREOF, the Grantor, as trustee, as aforesaid, does hereunto set his/her hand and seal the day and year first above written.

TRUST AGREEMENT DATED MAY 31, 2013

State of Illinois ) SS: County of Cook

I, the undersigned, A Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that SHEILA M. NELSON, TRUSTEE OF THE SHEILA M. NELSON TRUST AGREEMENT DATED MAY 31, 2013 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 the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12 day of July, 2023.

Commission Expires:

Notary Public

NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:12/17/23

2319933298 Page: 2 of 2

# UNOFFICIAL COPY

LOT 22 IN SAM BROWN JR.'S SUBDIVISION OF LOT 4 IN GART AND OTHERS SUBDIVISION OF THE SOUTHEAST 1/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 14-07-312-010-0000

ADDRESS: 4925 N. Oakley Ave., Chicago, IL 60625

Property of Cook County Clerk's Office