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Doc# 2320510022 Fee \$88.00
RHSP FEE:\$18.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 07/24/2023 11:31 AM PG: 1 OF 3

TRUSTEE'S DEED ILLINOIS

THIS INDENTURE made this 9 day of July 2023, between JOHN KEFFER BIEMER and JOANNE MCPIKE BIEMER, as Co-Trustees of the JOHN KEFFER BIEMER LIVING TRUST dated May 4, 2020, as to an undivided 1/2 interest, AND JOHN KEFFER BIEMER and JOANNE MCPIKE BIEMER, as Co-Trustees of THE JOANNE MCPIKE BIEMER LIVING TRUST dated May 4, 2020, as to an undivided 1/2 interest, (GRANTORS); and NIKHIL RICHARD, an unmarried man, (GRANTEE).

WITNESSETH, that grantors, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and in pursuance of the power and authority vested in the grantors as said trustee and of every other power and authority the grantor hereunto enabling, does hereby convey and quitclaims unto the grantee, in fee simple, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: LOT 98 (EXCEPT THE WEST 76.50 FEET THEREOF AND EXCEPT THE EAST 19.00 FEET THEREOF) AND THE EAST 19 FEET OF LOT 98 (EXCEPT THE SOUTH 16 FEET THEREOF) IN HAMBLETON'S SUBDIVISION OF BLOCK 43 IN THE CANAL TRUSTEE'S SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS DECLARED IN A DECLARATION OF EASEMENTS RECORDED NOVEMBER 5, 1971 AS DOCUMENT 21701356 AND AS CREATED BY DEED FROM NATIONAL BOULEVARD BANK OF CHICAGO UNDER TRUST NO. 4096 TO TERRY TRUDEAU AND ROSEMARY TRUDEAU DATED DECEMBER 9, 1971 AND RECORDED JANUARY 3, 1972 AS DOCUMENT 21765257 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record, so long as they do not interfere with the intended use of the property; public and utility easements; acts done or suffered through Buyer, and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 14-33-310-053-0000

Address (es) of Real Estate: 1853 N. Cleveland Ave., Unit H, Chicago, Illinois 60614-8930

Prepared by: Kimberly Freeland, Attorney at Law, 806 N. Peoria St, Chicago, IL 60642

Mail To:

Nikhil Richard
1853 N. Cleveland Ave
Unit H
Chicago, IL 60614

Name and Address of Taxpayer:

Nikhil Richard
1853 N. Cleveland Avenue
Unit H
Chicago, Illinois 60614

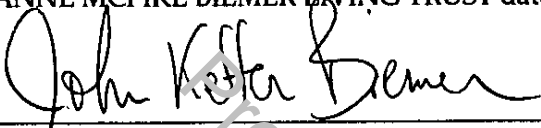
Chicago Title

236820780584 28 10/2

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This 9th day of July, 2023

JOHN KEFFER BIEMER LIVING TRUST dated May 4, 2020, AND
JOANNE MCPIKE BIEMER LIVING TRUST dated May 4, 2020

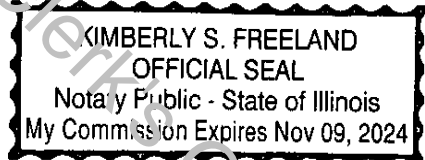


By: JOHN KEFFER BIEMER, as Co-Trustee



STATE OF ILLINOIS SS.
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that JOHN KEFFER BIEMER, Co-Trustee, is personally known to me to be the same person(s) whose name are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and s/he signed and delivered the said instrument, as her/his free and voluntary act for the uses and purposes therein set forth.


Given under my hand and official seal, this 9th day of July, 2023



Kimberly S. Freeland (Notary Public)

REAL ESTATE TRANSFER TAX		17-Jul-2023
	COUNTY:	242.50
	ILLINOIS:	485.00
	TOTAL:	727.50

14-33-310-053-0000 | 20230701672031 | 1-498-718-672

REAL ESTATE TRANSFER TAX		18-Jul-2023
	CHICAGO:	3,637.50
	CTA:	1,455.00
	TOTAL:	5,092.50*

14-33-310-053-0000 | 20230701672031 | 1-331-339-728

* Total does not include any applicable penalty or interest due

UNOFFICIAL COPY

This 7/9 day of July, 2023.

JOHN KEFFER BIEMER LIVING TRUST dated May 4, 2020, AND
JOANNE MCPIKE BIEMER LIVING TRUST dated May 4, 2020

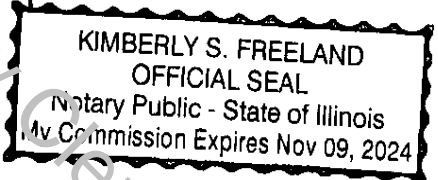
Joanne Biemer
By: JOANNE MCPIKE BIEMER, as Co-Trustee

STATE OF ILLINOIS ss.
COUNTY OF COCK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that JOANNE MCPIKE BIEMER, Co-Trustee, is personally known to me to be the same person(s) whose name are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and s/he signed and delivered the said instrument, as her/his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of July, 2023.

Kimberly S. Freeland (Notary Public)



Property of Cook County Clerk's Office