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Doc#: 2320755137 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 07/26/2023 11:43 AM Pg: 1 of 2

Dec ID 20230701665130

ST/CO Stamp 0-122-233-296 ST Tax \$1,026.00 CO Tax \$513.00

City Stamp 1-507-074-512 City Tax: \$10,773.00

TRUSTEE'S DEED
ILLINOIS STATUTORY
INDIVIDUAL

Preparer File: Williams
File No.: FT23-92890 1/2

THE GRANTOR(S) **Scott R. Williams, as Trustee of the Scott R. Williams Revocable Trust dated March 25, 2009, as amended**, of 3605 N. Mozart St Chicago, IL 60618, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) to, **Yuan Liu and Xudong Chen, Husband and Wife**, of Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**AS Tenants By The Entirety*

Parcel 1:

Lot 4 in Mozart Place Resubdivision, being a Resubdivision of Lots 30 to 33, both inclusive, in California Park Subdivision in the Northwest 1/4 of Section 24, Township 40 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded as Document No. 1620915262, in Cook County, Illinois.

Parcel 2:

Perpetual, non-exclusive easement for the benefit of Parcel 1, as created in the Cross Access Easement and Cost Sharing Agreement recorded as Document No. 1630719099, and as amended by First Amendment recorded as Document No. 1908618027, for the right and easement to use the private alley as means of ingress and egress.

Parcel 3:


Perpetual, non-exclusive easement for the benefit of Parcel 1, as created in the Easement Agreement for Ingress and Egress recorded as Document No. 1908618028, for vehicular and pedestrian ingress and egress over the Lot 5 private alley.

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; General taxes for the year 2021, 2022 and subsequent years.

PIN: 13-24-131-054-0000

Real Estate Property known as: 3605 N Mozart St, Chicago, IL 60618

Dated this 29th day of June, 2023



Scott R. Williams, as trustee

PROPER TITLE, LLC

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STATE OF IL, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Scott R. Williams**, 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 it signed, sealed and delivered the instrument as its free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal

this 29th day of June 2023

Deisy Mejia
Notary Public



Prepared by:
Gurney Law Group LLC
150 S. Wacker Drive, Suite 2400
Chicago, IL 60606

Mail to: Michael Grabill
707 Skokie Blvd.
#420
Northbrook IL 60062

Name and Address of Taxpayer:
Xudong Chen and Yuan Liu
3605 N. Mozart Street
Chicago IL 60618

Property of Cook County Clerk's Office