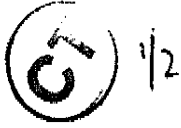


UNOFFICIAL COPY

TRUSTEE'S DEED (ILLINOIS)

Doc#: 2320825031 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/27/2023 10:09 AM Pg: 1 of 3

Dec ID 20230701664045
ST/CO Stamp 0-027-193-808 ST Tax \$465.00 CO Tax \$232.50



236ND638058Rm

THE GRANTOR Richard W. Trygg, as Successor Trustee of the Trygg Family Trust dated May 4, 2006, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, convey to GRANTEES Emily*Ferrin and Timothy**Ferrin, married to each other, of 1328 Monroe Street Unit 2, Evanston, IL 60202, not as Joint Tenants or as Tenants in Common, but as Tenants by the Entirety, the following described real estate commonly known as:

*AH **J

Permanent Index Number(s): 11-19-316-005-0000

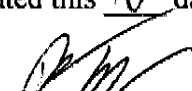
Property Address: 1210 Cleveland Street, Evanston, IL 60202

LEGAL DESCRIPTION ATTACHED

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, **SUBJECT TO:** Covenants, conditions and restrictions of record, utility easements and, general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 10 day of July, 2023.

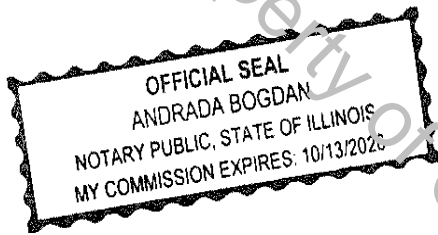

Richard W. Trygg, as Successor Trustee of the
Trygg Family Trust dated May 4, 2006

UNOFFICIAL COPY

STATE OF IL)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Richard W. Trygg, as Successor Trustee of the Trygg Family Trust dated May 4, 2006, 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 they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 10 day of July, 2023.



[Signature]
Notary Public

THIS INSTRUMENT PREPARED BY
Drost, Kivlahan, McMahon & O'Connor, LLC
11 S. Dunton Avenue
Arlington Heights, IL 60005

MAIL TO:
Law Office of Katherine D. Hart
9349 Forestview Rd.
Evanston, IL 60203

SEND SUBSEQUENT TAX BILLS TO:
Emily Ferrin and Timothy Ferrin
1210 Cleveland Street
Evanston, IL 60202

CITY OF EVANSTON 006836
REAL ESTATE TRANSFER TAX
DATE: PAID JUL 19 2023
AMOUNT: 42325.00 Agent: BC

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 23GND638058RM

For APN/Parcel ID(s): 11-19-316-005-0000

THE WEST 40 FEET OF LOT 25 IN THOMAS F. WHEELERS SUBDIVISION OF LOT ONE IN THE ASSESSORS SUBDIVISION OF THE SOUTH HALF OF THE SOUTH WEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office