

# UNOFFICIAL COPY



#23234100490\*

Doc# 2323410049 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/22/2023 11:24 AM PG: 1 OF 2

## TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 11<sup>th</sup> day of **AUGUST, 2023** between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as successor trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 1<sup>st</sup> day of **MARCH, 2017** and known as Trust Number **L017-036**, party of the first part, and **K&M LEGACIES LLC**

whose address is:  
401 South LaSalle Street - Suite  
1600E  
Chicago, IL 60605

party of the second part.

**WITNESSETH**, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in **COOK** County, Illinois, to wit:

**THE SOUTH 14 FEET 6 INCHES OF LOT 2581, ALL OF LOT 2580 AND LOT 2579 (EXCEPT THE SOUTH 29 FEET) IN FREDERICK H. BARTLETTS GREATER CHICAGO SUBDIVISION NUMBER 5, A SUBDIVISION OF THAT PART LYING WEST OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD COMPANY OF THE EAST ¾ OF THE SOUTH ½ OF THE NORTH ½ AND THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Permanent Tax Number: 25-15-408-026-0000**

**Property Address: 10832-34 SOUTH EBERHART AVENUE, CHICAGO, IL 60628**

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Trust Officer, the day and year first above written.



**CHICAGO TITLE LAND TRUST COMPANY,**  
as successor trustee as Aforesaid

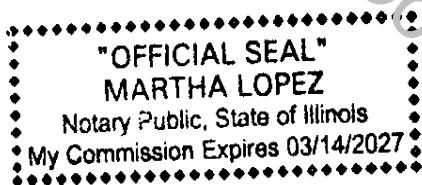
By: Nancy A Carlin  
Trust Officer

State of Illinois  
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Trust Officer of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Trust Officer appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the Company; and the said Trust Officer then and there caused the corporate seal of said Company to be affixed to said instrument as her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 11<sup>TH</sup> day of **AUGUST, 2023**.



[Signature]  
NOTARY PUBLIC

PROPERTY ADDRESS:  
**10832-34 SOUTH EBERHART AVENUE**  
**CHICAGO, IL 60628**

This instrument was prepared by: **Nancy A. Carlin**  
**CHICAGO TITLE LAND TRUST COMPANY**  
**10 S. LaSalle Street – Suite 2150**  
**Chicago, IL 60603**

AFTER RECORDING, PLEASE MAIL TO:

NAME Zeno Law Office PC  
ADDRESS 401 S. LaSalle St OR # 801 P BOX NO.       
CITY, STATE Chicago IL 60605

SEND TAX BILLS TO: K & M Legacies  
8532 S. Sawyer  
Chicago IL 60657

REAL ESTATE TRANSFER TAX		16-Aug-2023
	CHICAGO:	2,512.50
	CTA:	1,005.00
	<b>TOTAL:</b>	<b>3,517.50 *</b>
25-15-408-026-0000   20230701666121   1-641-907-664		

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		22-Aug-2023
	COUNTY:	167.50
	ILLINOIS:	335.00
	<b>TOTAL:</b>	<b>502.50</b>
25-15-408-026-0000   20230701666121   0-046-196-176		