

UNOFFICIAL COPY

TRUSTEE'S DEED

This indenture made this 23rd 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 3rd day of July, 2003 and known as Trust Number 31711 party of the first part, and

Doc#: 2324013400 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/28/2023 02:28 PM Pg: 1 of 3

Dec ID 20230801606112
ST/CO Stamp 1-635-849-680 ST Tax \$450.00 CO Tax \$225.00
City Stamp 0-562-107-856 City Tax: \$4,725.00

*(CT) 236 NW 443080PK
1 of 2*
Anamar Hernandez,
party of the second part,
a single person

Reserved for Recorder's Office

whose address is :
1006 N. Kedzie
Chicago, IL 60651

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:

SEE ATTACHED LEGAL DESCRIPTION

Property Address: 2326 N. Lawndale Ave, Chicago, IL 60647

Permanent Tax Number: 13-35-105-027-0000

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 behoove 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 Assistant Vice President, the day and year first above written.

CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid



By: *Mariana Vaca*
Mariana Vaca -Assistant Vice President

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 Assistant Vice President 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 Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 23rd day of August, 2023.



Natalie Foster
NOTARY PUBLIC

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
10 S. LaSalle Street
Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Anamari Hernandez
2326 N. Lawndale Ave -> same
Chicago IL 60647

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LEGAL DESCRIPTION

The North 27 ½ feet of Lot 38 and the South 7 ½ feet of Lot 39 in William Sara Staley's Subdivision of Block 2 in Hambleton's Subdivision of the East Half of the North West Quarter of Section 35, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 13-35-105-027-0000

Property of Cook County Clerk's Office