

# UNOFFICIAL COPY

## TRUSTEE'S DEED (ILLINOIS)

Doc#: 2324129193 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/29/2023 01:29 PM Pg: 1 of 4

Dec ID 20230801697434  
ST/CO Stamp 1-237-456-336 ST Tax \$750.00 CO Tax \$375.00  
City Stamp 1-399-317-968 City Tax: \$7,875.00

THE GRANTOR(S) **Martin Powers, as Trustee of Trust Agreement dated May 10, 2018 and known as Trust Number One** for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, and pursuant to the power and authority vested in the Grantor as trustee, does hereby bargain, sell, grant and convey to **Charis Romanach and Michael Gardiner** at

in fee simple forever, all interest in the following described real estate commonly known as 2634 W. Cortez Street, Chicago, IL 60622, and legally known as:

### LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

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

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, HOWEVER, to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 16-01-409-035-0000  
Common Address: 2634 W. Cortez Street, Chicago, IL 60622

Dated this 14<sup>th</sup> day of JULY, 2023.

  
\_\_\_\_\_  
Martin Powers, as Trustee

**FIDELITY NATIONAL  
TITLE INSURANCE**

SC 23068800

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STATE OF ILLINOIS )  
 ) SS,  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Martin Powers, as Trustee,** 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 14 day of July, 2023.



Sheila R. Jercich  
Notary Public

THIS INSTRUMENT PREPARED BY  
Law Offices of Edward S. Lipsky  
725 E. Dundee Road, Suite 202  
Arlington Heights, IL 60004

MAIL TO:  
Bradford Miller Law, P.C.  
134 N. LaSalle  
Suite 1040  
Chicago, IL 60602

Grant's Address  
SEND SUBSEQUENT TAX BILLS TO:  
Charis Romanach and Michael Gardiner  
2634 W. Cortez Street  
Chicago, IL 60622

Property of Cook County Clerk's Office

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## EXHIBIT A LEGAL DESCRIPTION

LOT 32 IN BLOCK 4 IN WATRISS SUBDIVISION IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 115 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

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**REAL ESTATE TRANSFER TAX**

23-Aug-2023



<b>COUNTY:</b>	375.00
<b>ILLINOIS:</b>	750.00
<b>TOTAL:</b>	1,125.00

16-01-409-035-0000

| 20230801697434 | 1-237-456-336

**REAL ESTATE TRANSFER TAX**

23-Aug-2023



<b>CHICAGO:</b>	5,625.00
<b>CTA:</b>	2,250.00
<b>TOTAL:</b>	7,875.00 *

16-01-409-035-0000 | 20230801697434 | 1-399-317-968

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

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