

40853

**TRUSTEE'S DEED
(ILLINOIS)**

UNOFFICIAL COPY

Doc#: 2325813422 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/15/2023 11:56 AM Pg: 1 of 5

Dec ID 20230901623249
ST/CO Stamp 1-717-939-664 ST Tax \$279.00 CO Tax \$139.50
City Stamp 1-498-787-280 City Tax: \$2,929.50

THE GRANTOR WILLIAM JONES, SUCCESSOR TRUSTEE OF THE HELEN R. JONES REVOCABLE LIVING TRUST DATED APRIL 28, 2021, 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 Caitlin E. Joycesmith at all interest in the following described real estate commonly known as 10635 S. Spaulding, Chicago, IL 60655, and legally known as:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

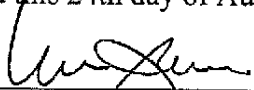
SUBJECT TO:

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 afore said, 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: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.

Permanent Real Estate Index Number(s): 24-14-218-047-0000
Dated this 24th day of August, 2023.

Grantee Address:
415 Elgin Ave Apt 1
Forest Park IL 60130


William Jones, Successor Trustee of
the Helen R. Jones Revocable Living Trust
dated April 28, 2021.

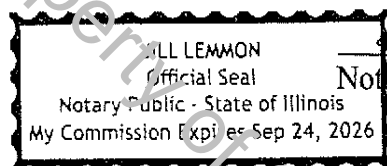
Acuity Title
5301 Dempster St., Suite 206
***** Skokie, IL 60077 *****

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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 William Jones, Successor Trustee of the Helen R. Jones Revocable Living Trust dated April 28, 2021 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 24th day of August, 2023.



THIS INSTRUMENT PREPARED BY
 Thomas S. McLaughlin
 McLaughlin Law Group
 15812 S. Wolf Rd.
 Orland Park, IL 60467

MAIL TO:

Sharon Sweeney
 1440 Maple Ave
 Ste 1A
 Lake Ill. 60532

SEND SUBSEQUENT TAX BILLS TO:

Caitlin E. Joycesmith
 10635 S. Spaulding
 Chicago, IL 60655

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File #: 46853

Exhibit "A"

Property Address: 10635 South Spaulding Avenue, Chicago, IL 60655

County: Cook

Tax Parcel #: 24-14-218-047-0000

THE NORTH 16 FEET OF LOT NINETY-FOUR (94), LOT NINETY-FIVE (95) (EXCEPT THE NORTH 5 FEET THEREOF) IN CHRISTINA C. FISCHER'S ADDITION TO MT. GREENWOOD BEING A SUBDIVISION OF THE EAST 20 ACRES OF THE SOUTH 60 ACRES OF THE NORTHEAST QUARTER (1/4) OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX		13-Sep-2023
CHICAGO:		2,092.50
CTA:		837.00
TOTAL:		2,929.50 *
24-14-218-047-0000		20230901623249 1-498-787-280



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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		13-Sep-2023
	COUNTY:	139.50
	ILLINOIS:	279.00
	TOTAL:	418.50
24-14-218-047-0000		20230901623249 1-717-939-664