

UNOFFICIAL COPY

Doc#: 2326313161 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/20/2023 11:31 AM Pg: 1 of 3

TRUSTEE'S DEED

Mail to: Lorenzini + Assoc.
Donna S. Hennessy
16106 S. Rt 59, #100
Plainfield, IL
60586

Dec ID 20230901624571
ST/CO Stamp 0-612-539-856 ST Tax \$370.00 CO Tax \$185.00
City Stamp 2-043-616-720 City Tax: \$3,885.00

Name & Address of Taxpayer:
Paige and Brandon Ecton
11323 S. Hamlin Ave.
Chicago, IL 60655
GRANTEE'S ADDRESS

THIS INDENTURE, made this 15 day of September, 2023, between **KATHLEEN K. CHIGAROS** and **RAYMOND MILLER** as co-Trustee of the Cougar Trust dated May 20, 2019, GRANTORS and **PAIGE ELISE ECTON** and **BRANDON ECTON**, Husband & Wife of 3930 N. Pine Grove Ave, Chicago, IL 60613, Unit 1809, GRANTEES.

NOW THEREFORE, The said TRUSTEE, by virtue of the power and authority given to said TRUSTEE in and by said trust agreements, and for and in consideration of the sum of ten dollars (\$10.00) and 00/100, in hand paid by the said Grantees, the receipt of which is hereby acknowledged; do hereby GRANT, SELL and CONVEY unto the said Grantees, to hold as tenants, the following described real estate, to-wit:

by the entirety

The North ½ of Lot 28 and Lot 29 (except the North 15 feet thereof) in Block 3 in Central Park West First Addition, being a Subdivision in the East ½ of the Northwest ¼ of Section 23, Township 27 North, Range 12, East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, as Document No. 1445518, in Cook County, Illinois

P.I.N. 24-23-102-041-0000

ADDRESS OF REAL ESTATE: **11323 S. Hamlin Ave., Chicago, IL 60655**

TOGETHER, WITH ALL AND SINGULAR, the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and all the estate, right, title, interest, claim and demand whatsoever, at law or in equity, which the said Grantor had or which the said Grantor now have, in and to the said premises: TO HAVE and TO HOLD the same unto the said Grantees, as fully and effectually to all intents and purposes in law, as said Grantor might, could or ought to sell and convey the same, by virtue of the said trust agreements above referred to.

IN WITNESS WHEREOF, the said Grantor, as co-TRUSTEE of the aforesaid Cougar Trust dated May 20, 2019 have hereunto set said co-TRUSTEE'S hand and seal the day and year first above written.

Fidelity National Title OC23014505

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Kathleen K. Chigaros
KATHLEEN K. CHIGAROS, as co-Trustee
of the Cougar Trust Dated May 20th, 2019.

Raymond J. Miller
RAYMOND J. MILLER, as co-Trustee
of the Cougar Trust Dated May 20th, 2019.

STATE OF ILLINOIS)
)SS
WILL COUNTY)

I, the undersigned Notary Public, in aforesaid County, in the State aforesaid, DO HEREBY CERTIFY THAT KATHLEEN K. CHIGAROS and RAYMOND J. MILLERS, as Trustees of the Cougar Trust dated May 20, 2019 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 said TRUSTEES signed, sealed and delivered the said instrument as TRUSTEES' free and voluntary act, as such TRUSTEES for the uses and purposes therein set forth.

GIVEN under my hand and notary seal, this 15 day of September, 2023.



[Signature]
NOTARY PUBLIC

MUNICIPAL TRANSFER STAMP (If Required)

COUNTY ILLINOIS TRANSFER STAMP

NAME AND ADDRESS OF PREPARER:
RYAN T. LOCKE
LAW OFFICE OF RYAN T. LOCKE
58 N. CHICAGO STREET #507
JOLIET, IL 60432

EXEMPT under provisions of paragraph
_____ Section 31-45, Real Estate
Transfer Tax Law.

Date: _____

Buyer, Seller or Representative

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REAL ESTATE TRANSFER TAX

15-Sep-2023



COUNTY:	185.00
ILLINOIS:	370.00
TOTAL:	555.00

24-23-102-041-0000

| 20230901624571 | 0-612-539-856

REAL ESTATE TRANSFER TAX

15-Sep-2023



CHICAGO:	2,775.00
CTA:	1,110.00
TOTAL:	3,885.00 *

24-23-102-041-0000 | 20230901624571 | 2-043-616-720

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

Property of Cook County Clerk's Office