

# UNOFFICIAL COPY

**GIT**

41077 Cole 20 1/2

## TRUSTEE'S DEED

Doc#: 2327829058 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/05/2023 10:33 AM Pg: 1 of 3

Dec ID 20230901627445  
ST/CO Stamp 0-255-071-184 ST Tax \$180.50 CO Tax \$90.25  
City Stamp 2-090-853-328 City Tax: \$1,895.25

This indenture made this **29th** day **September, 2023**, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, 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 **24th** day of **June, 2016** and known as Trust Number **8002371715** party of the first part, and **CARLOS ALVAREZ**, whose address is: **2147 N. Harlem Avenue, #116, Chicago IL 60707**, 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 WARRANT CLAIM** unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

RESERVED FOR RECORDER'S OFFICE

See rider attached for legal description

Permanent Tax Number: 13-31-118-036-1004

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 to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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 Trustee as Aforesaid

By Angela McClain  
Trust Officer, Angela McClain



\* an unmarried man

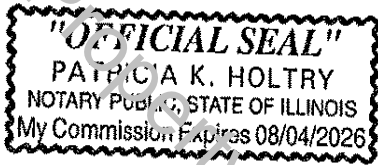
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State of Illinois  
County of Cook

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 **29th** day of **September, 2023**.



*Patricia K. Holtry*  
NOTARY PUBLIC

PROPERTY ADDRESS:  
2147 N. Harlem Avenue, #116,  
Chicago IL 60707

This instrument was prepared by:  
Angela McClain Trust Officer  
**CHICAGO TITLE LAND TRUST COMPANY**  
1100 Lake Street, Suite 100C  
Oak Park, IL 60301

AFTER RECORDING, PLEASE MAIL TO:

SEND TAX BILLS TO:

NAME Carlos Alvarez

NAME Carlos Alvarez

ADDRESS 2147 N. Harlem Ave  
#116

ADDRESS 2147 N. Harlem Ave.  
#116

CITY, STATE Chicago, IL 60707

CITY, STATE Chicago, IL 60707

REAL ESTATE TRANSFER TAX		04-Oct-2023
	CHICAGO:	1,353.75
	CTA:	541.50
	TOTAL:	1,895.25 *

REAL ESTATE TRANSFER TAX		04-Oct-2023
	COUNTY:	90.25
	ILLINOIS:	180.50
	TOTAL:	270.75

13-31-118-036-1004 | 20230901627445 | 2-090-853-328

13-31-118-036-1004 | 20230901627445 | 0-255-071-184

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

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## Legal Description Rider

PARCEL 1: UNIT 116 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2147 N. HARLEM CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 23636676, AS AMENDED, IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 233 15322 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office