

UNOFFICIAL COPY

This instrument prepared by:

Ansani & Ansani, P.C.
1411 W. Peterson Ave., Suite 202
Park Ridge, IL 60068

Doc#: 2331213167 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/08/2023 12:02 PM Pg: 1 of 2

Mail future tax bills to:

Gabriel Gomez
5129 W. Carmen Ave
Chicago IL 60630 APT 2

Dec ID 20231001662746
ST/CO Stamp 1-331-009-488 ST Tax \$252.50 CO Tax \$126.25
City Stamp 1-279-629-264 City Tax: \$2,651.25

Mail this recorded instrument to:

Gabriel Gomez

TRUSTEE'S DEED

11-2-2023
This Indenture, made this *11-2-2023*, between Curtis Kuss, as Successor Trustee of the Lorrian B. Kuss Living Trust dated July 1, 2014 under the provision of a deed or deeds in trust duly recorded and delivered to said trustee in pursuance of a trust agreement dated the *11-2-2023*, and known as Trust Number *11-2-2023*, party of the first part, and Gabriel Gomez ** married man* of *Chicago IL 60630*, party of the second part.

Witnesseth. That said party of the first part in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in Cook County, State of Illinois, to wit:

LOT 25 (EXCEPT THE SOUTH 10 FEET THEREOF) IN ECKHOFF'S GARDEN HOMES SUBDIVISION, BEING A SUBDIVISION OF THE EAST 5.30 CHAINS OF THE SOUTH WEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF HIGGINS ROAD IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 12-01-314-025-0000

Property Address: 5856 North Oriole Avenue, Chicago, IL 60631

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year 2023 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

To Have and To Hold the same unto said party of the second part, and to the proper use, benefit, and behoold 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 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.

Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

Curtis Kuss

Curtis Kuss, as Successor Trustee of the Lorrian B. Kuss Living Trust
Dated July 1, 2014

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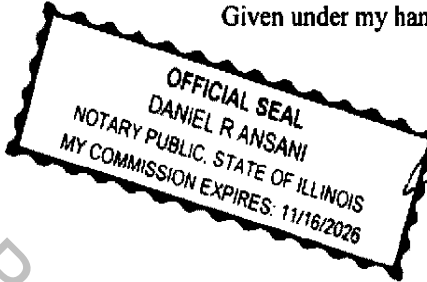
STATE OF ILLINOIS

COUNTY OF Cook

} SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO
HEREBY CERTIFY that Curtis Kuss, as Successor Trustee of the Lorrian B. Kuss
Living Trust dated July 1, 2014 aforesaid, personally known to me to be the same
person(s) whose name(s) is/are subscribed to the foregoing instrument as such
Trustee(s), appeared before me this day in person and acknowledged that he/she/they
signed and delivered said instrument as his/her/their free and voluntary act for the uses
and purposes set forth therein.

Given under my hand and Notarial Seal this 2nd day of November, 2023



[Handwritten Signature]
Notary Public

Property of Cook County Clerk's Office