

# UNOFFICIAL COPY

Prepared by:

Erwin Law LLC - *Angela Adams*  
4043 N. Ravenswood Ave.  
Suite 208  
Chicago, Illinois 60613

Doc#: 2331940023 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/15/2023 08:04 AM Pg: 1 of 3

Dec ID 20231001640497  
ST/CO Stamp 1-322-808-272 ST Tax \$2,710.00 CO Tax \$1,355.00  
City Stamp 1-267-610-576 City Tax: \$28,455.00

After recording, return to:

*Same as Below*

GRANTEE'S ADDRESS

Send Tax Bills to:

*CTT Trust at 800 239 2786*  
3828 N. Janssen Ave  
Chicago IL 60613

*This space reserved for Recorder's use only.*

## TRUSTEE'S DEED

GRANTOR, Timothy J. O'Brien, as Trustee of the **Timothy J. O'Brien Trust Agreement dated July 3, 2014** ("Grantor"), for and in consideration of ten and 00/100 dollars (\$10.00), and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby CONVEY and SELL to **Chicago Title Land Trust Company as Trustee under Trust Agreement dated September 20, 2023 and known as Trust Number 8002392786** ("Grantee"), all Grantor's interest in the following-described real estate (the "Real Estate") situated in Cook County, Illinois:

THE SOUTH 1/2 OF LOT 11 AND THE NORTH 10 FEET OF LOT 12 IN BLOCK 5 IN LAKEVIEW HIGH SCHOOL SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20 TOWNSHIP 40 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly Known As: 3828 North Janssen Avenue, Chicago, Illinois 60613

Property Index Numbers: 14-20-106-029-0000

Together with the tenements and appurtenances thereunto belonging.

Subject only to: (a) general real estate taxes not yet due or payable; (b) covenants, conditions, and restrictions of record; building lines, if any, and public and utility easements, if any; and (c) acts done by or suffered through Grantee.

FIDELITY NATIONAL TITLE CH23016610

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor as Trustee as aforesaid, has executed this Trustee's Deed as of the 29 day of September, 2023.

By: [Signature]  
**Timothy J. O'Brien, as Trustee of**  
**Timothy J. O'Brien Trust Agreement dated July 3, 2014**

STATE OF Illinois  
COUNTY OF Cook ) SS

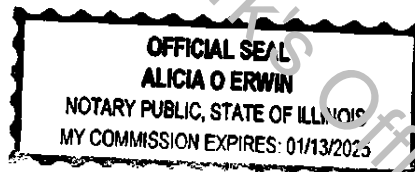
I, Alicia Erwin, a Notary Public in and for the County and State aforesaid, do hereby certify that Timothy J. O'Brien, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act as such trustee, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 29<sup>th</sup> day of September, 2023.

[Signature]  
Notary Public

My Commission Expires:

\_\_\_\_\_



# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

09-Oct-2023



<b>COUNTY:</b>	1,355.00
<b>ILLINOIS:</b>	2,710.00
<b>TOTAL:</b>	4,065.00

14-20-106-029-0000

| 20231001640497 | 1-322-808-272

**REAL ESTATE TRANSFER TAX**

09-Oct-2023



<b>CHICAGO:</b>	20,325.00
<b>CTA:</b>	8,130.00
<b>TOTAL:</b>	28,455.00 *

14-20-106-029-0000 | 20231001640497 | t-267-610-576

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

Property of Cook County Clerk's Office