

# UNOFFICIAL COPY

Doc#. 2332106312 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/17/2023 10:33 AM Pg: 1 of 3

Dec ID 20231101675240  
ST/CO Stamp 1-914-392-528 ST Tax \$141.00 CO Tax \$70.50  
City Stamp 1-594-838-992 City Tax: \$1,480.50

## TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 14<sup>th</sup> day of November, 2023, between **CHICAGO TITLE LAND TRUST COMPANY**, as Trustee 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 19<sup>th</sup> day April, 2012, and known as Trust Number 8002358722, party of the first part, and

**Ashley Nelson, an unmarried woman**

whose address is:

**3420 W. Huron  
Chicago, IL 60624**

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 QUITCLAIM** unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

**See Legal Description attached and made a part hereof**

Property Address: **11817 S. Union Ave., Chicago, Illinois 60628**

Permanent Tax Number: **20-20-309-016-0000**

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

Chicago Title  
236502382764  
10/3

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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: *Laurel D. Thorpe*  
Assistant Vice President

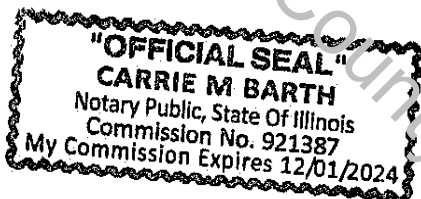
State of Illinois  
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President 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 Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 14<sup>th</sup> day of November, 2023.

*Carrie M Barth*  
NOTARY PUBLIC



PROPERTY ADDRESS:  
11817 S. Union Ave.  
Chicago, Illinois 60628

This instrument was prepared by:  
Laurel D. Thorpe  
CHICAGO TITLE LAND TRUST COMPANY  
10 S. LaSalle St., Suite 2750  
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME Ashley Nelson

ADDRESS 11817 S Union Ave BOX NO. \_\_\_\_\_

CITY, STATE Chicago, IL 60628

SEND TAX BILLS TO: Ashley Nelson  
11817 S. Union Ave  
Chicago, IL 60628

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## LEGAL DESCRIPTION

**Order No.:** 23GSC238276LP

**For APN/Parcel ID(s):** 25-21-330-006-0000

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LOT 30 IN BLOCK 2 IN KNEELAND AND WRIGHTS SECOND ADDITION TO WEST PULLMAN IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office