UNOFFICIAL COMMISSIONION OF THE PROPERTY OF TH

Doc# 2336257016 Fee \$88.00

This Instrument was Prepared by & After Recording Return to:

Emily Kaminski, Esq.
Robbins DiMonte, Ltd.
180 North LaSalle Street, Suite 3300
Chicago, Illinois 60601

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

DATE: 12/28/2023 12:11 PM PG: 1 OF 4

Mail Subsequent Tax Bills to:

3007 N. Aibanv LLC 3538 N. Damer Ave Chicago, IL 60615

TRUSTEE'S DEED

THIS INDENTURE, made this day of 2023, between SCOTT J. BISH as Trustee of the SCOTT J. BISH SFLF DECLARATION OF TRUST dated October 15, 2007 and CINDI H. BISH as Trustee of the CINDI H. BISH SELF DECLARATION OF TRUST dated October 15, 2007, The Granters, of 3538 N. Damen Ave, Chicago, IL 60618 — AND— 3007 N. ALBANY LLC, an Illinois limited liability company, The Grantee, of 3538 N. Damen Ave, Chicago, IL 60618.

WITNESSETH, that Grantors, in consideration of the sum of Ten Dollars (\$10.00) receipt of which is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors as said Trustees and of every other power and authority the Grantors hereunto enabling, does hereby convey and quitclaim unto the Grantees, in fee simple, the following described Real Estate situated in the County of Cook in the State of Illinois to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Address of Real Estate: 3007 N. Albany, Chicago, IL 60618

Permanent Real Estate Index Numbers: 13-25-114-023-0000

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

SUBJECT TO: Covenants, conditions and restrictions of record, building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

*THIS IS NOT HOMESTEAD PROPERTY FOR THE GRANTORS.

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DATED as of this	6th	day of	Decem	ber	, 2023.

THE SCOTT J. BISH SELF DECLARATION OF TRUST DATED OCTOBER 15, 2007

Bv:	Something	
-	Scott J. Bish, as Trustee	

THE CINDI H. BISH SELF DECLARATION OF TRUST DATED OCTOBER 15, 2007

By: Cindi H. Bish, as Trustee

State of $\frac{IL}{Cook}$) ss $\frac{IL}{Cook}$

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that Scott J. Bish & Cindi H. Birk, not personally, but as Trustees, as aforesaid, and personally known to me to be the same persor's whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Trustees, they signed and delivered the said instrument, as their free and voluntary act in their capacity as Trustees aforesaid, for the uses and purposes therein set forth.

Given under my hand and official seal this day of lecenber, 2023.

Official Seal
Dennis Lee
Notary Public State of Illinois
Comm # 975474
My Commission Expires 7/24/2027

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E), SECTION 31-45, OF THE REAL ESTATE TRANSFER TAX LAW (35 ILCS 200/31-45).

DATE: Der Mon 13,103 AGENT:

REAL ESTATE	TRANSFER	TAX	28-Dec-2023
REALESTATE	400	COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
13-25-114	023-0000	20231201603235 1	-182-369-840

REAL ESTATE TRANS	28-Dec-2023	
3 18 Wes	CHICAGO:	0.00
## 4.3	CTA:	0.00
	TOTAL:	0.00 *
13-25-114-023-0000	20231201603235	0-704-301-104

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EXHIBIT "A"

LOT 36 IN BLOCK 3 IN ALBERT WISNER'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Address of Real Estate: 3007 N. Albany, Chicago, IL 60618

Estate 1.

Observe of County Clark's Office Permanent Real Estate Index Numbers: 13-25-114-023-0000

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STATEMENT OF GRANTOR / GRANTEE

The grantor or grantor's agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: December 6, 2023	Signature: Sier Mm
%_	Grantor or Grantor's Agent
Subscribed and swo to before me by the	
said AGENT Scott Pish	
this 6th day of lecember, 2023	Official Seal Dennis Lee Notary Public State of Illinois Comm # 975474 My Commission Expires 7/24/2027
Notary Public	My Commission Expires 7/24/2027

The grantee or grantee's agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to to business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

NOTE:Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)