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2336257016D

Doc# 2336257016 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

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

**This Instrument was Prepared by &
After Recording Return to:**
Emily Kaminski, Esq.
Robbins DiMonte, Ltd.
180 North LaSalle Street, Suite 3300
Chicago, Illinois 60601

Mail Subsequent Tax Bills to:
3007 N. Albany LLC
3538 N. Damen Ave
Chicago, IL 60615

TRUSTEE'S DEED

THIS INDENTURE, made this 6 day of December, 2023, between **SCOTT J. BISH** as Trustee of the **SCOTT J. BISH SELF 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 Grantors, 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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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

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

Property of Cook County Clerk's Office

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STATEMENT OF GRANTOR / GRANTEE

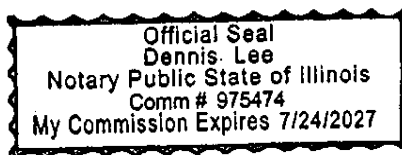
The grantor or grantor's agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: [Signature]
Grantor or Grantor's Agent

Subscribed and sworn to before me by the said AGENT Scott Bish this 6th day of December, 2023

[Signature]
Notary Public



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 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 and hold title to real estate under the laws of the State of Illinois.

Dated: December 6, 2023

Signature: [Signature]
Grantee or Grantee's Agent

Subscribed and sworn to before me by the said AGENT Cindi Bish this 6th day of December, 2023

[Signature]
Notary Public



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.)