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Doc# 2405846053 Fee \$88.00

CHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/27/2024 03:24 PM PG: 1 OF 5

TRUSTEE'S DEED

THE GRANTOR, JUDITH L. ALLEN, AS TRUSTEE OF THE JUDITH L. ALLEN TRUST DATED FEBRUARY 23, 2000, of Marquette, MI for and in consideration of TEN AND NO/100 DOLLARS, and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, CONVEYS AND WARRANTS to LORETTA WHITE, of 4437 N. Elston Avenue, Apt. 1, Chicago, Illinois 60630, all interest in the following described real estate situated in the County of Cook and State of Illinois, to wit: *An Unmarried woman,*

LEGAL DESCRIPTION ATTACHED

Permanent Index No. 11-30-417-031-1006

Common Address: 7303 N. Wolcott Avenue, Unit 2, Chicago, Illinois 60626

TOGETHER WITH THE TENEMENTS, HEREDITAMENTS 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 BEHOEF FOREVER OF SAID GRANTEE.

THIS DEED IS EXECUTED PURSUANT TO AND IN 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.

Subject To: general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; terms, provisions, covenants and conditions of the Declaration of Condominium/and all Covenants, Conditions and Restrictions (Declaration/CCR's) and all amendments; public and utility easements including any easements established by or implied from the Declaration/ CCR's or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration/ CCR's.

SC ✓
P 5
S 1
SC ✓
INT 2

Chicago Title 24250451542 1023 Sur

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X DATED: 1/26, 2024

Judith L Allen, as trustee
JUDITH L. ALLEN, AS TRUSTEE OF THE JUDITH L. ALLEN TRUST DATED
FEBRUARY 23, 2000

STATE OF Michigan)
COUNTY OF Marquette)

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that the above-named, JUDITH L. ALLEN, AS TRUSTEE OF THE JUDITH L. ALLEN TRUST DATED FEBRUARY 23, 2000, personally known to me to be the same individual who subscribed to the foregoing instrument, personally, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instruments as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 26th day of January, 2024

[Signature]
NOTARY PUBLIC

PREPARED BY: Holly Spiegel-Miller
Attorney at Law
8965 Canyon Ridge Lane
Cincinnati, Ohio 45249

MAIL TO: Loretta White
7303 N. Wolcott Ave., Unit 2
Chicago, Illinois 60626

MAIL TAX BILL TO:
Loretta White
7303 N Wolcott Ave, Unit 2
Chicago, Illinois 60626



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LEGAL DESCRIPTION

Order No.: 24LS04515LP

For APN/Parcel ID(s): 11-30-419-031-1006

UNIT 7303-2 IN PARKVIEW CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING-DESCRIBED PARCEL OF REAL ESTATE:

LOTS 4 AND 5 IN SOUTH ROGERS TOUHY'S SECOND CHASE AVENUE AND CENTRAL STREET SUBDIVISION OF LOTS 11,12 AND 13 IN BLOCK 2 IN TOUHY' S ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF BLOCKS 3 AND 4 IN ROGERS PARK IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED TO AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM MADE BY NORTH STAR TRUST CO. AS SUCCESSOR TRUSTEE TO HERITAGE COMMUNITY BANK AS TRUSTEE UNDER TRUST DATED SEPTEMBER 5, 2000 AND KNOWN AS TRUST NO. 638, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS ON APRIL 19, 2002 AS DOCUMENT NUMBER 0020150759, TOGETHER WITH THEIR CORRESPONDING PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

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CHICAGO:	1,695.00
CTA:	678.00
TOTAL:	2,373.00 *

11-30-419-031-1006 | 20240201629534 | 1-629-453-360
 Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
 RECEPTION/REGISTRATION
 11818 CLARK ST. ROOM 120
 CHICAGO, IL 60629-8887

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11-30-419-031-1006

20240201629534

0-292-944-944

COUNTY:	113.00
ILLINOIS:	226.00
TOTAL:	339.00

Property of Cook County

COOK COUNTY CLERK'S OFFICE
 RECORDS DIVISION
 118 N. CLARK STREET, ROOM 1420
 CHICAGO, ILLINOIS 60602-1387

Office