

UNOFFICIAL COPY

1 of 2
This instrument prepared by:
Dennis G. Kral
18100 South Harwood
Homewood, IL 60430

Doc#: 2406718055 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/7/2024 12:00 AM Pg: 1 of 2

Mail future tax bills to:
Dwayne Lee
9105 S. Crandon Ave.
Chicago, IL 60617

Dec ID 20240201642573
ST/Co Stamp 1-012-003-376 ST Tax \$265.00 CO Tax \$132.50
City Stamp 1-757-114-928 City Tax \$2,782.50

Mail this recorded instrument to:
Diane O'Dell
~~77 W. Washington, Ste. 714~~
~~Chicago, IL 60602-3011~~

446 1/2 E 43rd Street
Chgo, IL. 60653

TRUSTEE'S DEED

This Indenture, made this 28th day of February, 2024, between Denise Evans, Trustee as Trustee under the provision of a deed or deeds in trust duly recorded and delivered to said trustee in pursuance of a trust agreement dated June 15, 2023, and known as Kenneth Woods, Jr. Revocable Trust, party of the first part, and Dwayne Lee, *a single* man, of 1717 S. Prairie Ave., #809, Chicago, Illinois 60616, party of the second part.

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in COOK County, State of Illinois, to wit:

LOT 46 (EXCEPT THE SOUTH 12 FEET) AND THE SOUTH 18 FEET OF LOT 47 IN BLOCK 2 IN S.E. GROSS CALUMET HEIGHTS ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 25-01-406-059-0000
Property Address: 9105 S. Crandon Ave., Chicago, IL 60617

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2024 and thereafter, and all covenants, restrictions and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

To Have and To Hold the same unto said party of the second part, and to the proper use, benefit, and behold 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 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.

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Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

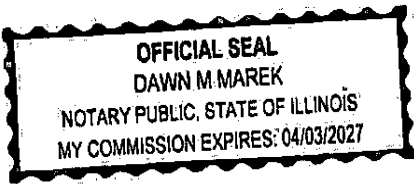

Denise Evans, Trustee

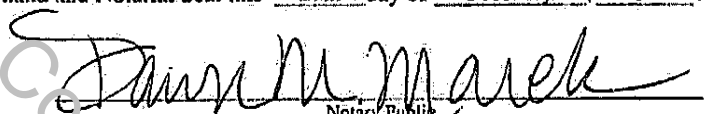
STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Denise Evans, Trustee, as Trustee(s) aforesaid, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 27th day of February, 2024.




Notary Public