

24MWS19233UB-12

TRUSTEE'S DEED
TENANCY BY THE ENTIRETY

Doc#: 2407402004 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/14/2024 9:17 AM Pg: 1 of 3

Dec ID 20240201642193
ST/Co Stamp 1-315-523-120 ST Tax \$1,150.00 CO Tax \$575.00
City Stamp 0-121-915-952 City Tax \$12,075.00

This indenture made this 22nd day of February, 2014 between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Successor 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 12th day of February, 2001, and known as Trust Number 127-237, party of the first part, and

GEOFFREY MITCHELL, PIPOLY AND ERIN SCHLICHT, a married couple, not as tenants in common, not as joint tenants, but as tenants by the entirety

party of the second part,

Reserved for Recorder's Office

whose address is:
649 W. Buena Ave., Unit 3
Chicago, IL. 60613

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 parties of the second part, not as tenants in common, not as joint tenants, but as tenants by the entirety, the following described real estate, situated in COOK County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A" AND MADE A PART HEREOF:

Property Address: 3109 and 3107 N. Washtenaw Ave., Chicago, IL. 60618

Permanent Tax Number: 13-25-206-015-0000 and 13-25-206-016-0000

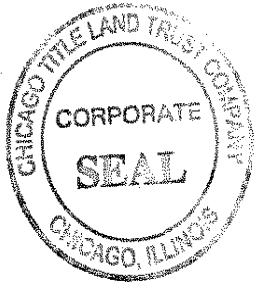
together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part forever, not as joint tenants with rights of survivorship and not as tenants in common, but as tenants by the entirety.

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

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

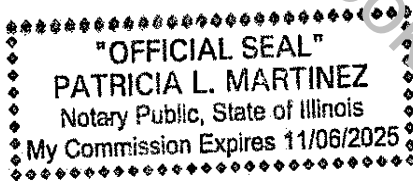
By: *Bridget Thometz*
Bridget Thometz-- Assistant Vice President

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 22nd day of February, 2024.



Patricia Martinez
NOTARY PUBLIC

This instrument was prepared by:
Bridget Thometz
CHICAGO TITLE LAND TRUST COMPANY
10 S. LaSalle Street
Suite 2750
Chicago, IL 60603

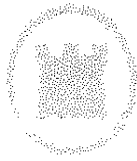
AFTER RECORDING, PLEASE MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

NAME Mitchell Ripoly 3,
Elin Schlicht
ADDRESS 3109 W. Washburn Ave
CITY, STATE Chicago, IL 60618

NAME _____
ADDRESS _____
CITY, STATE _____

UNOFFICIAL COPY



CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No: 24GNW519233NB

For APN/Parcel ID(s): 13-25-206-015-0000 and 13-25-206-016-0000

LOTS 18 & 19 IN THE SUBDIVISION OF THAT PART OF LOT 1 IN RICHON & BAUERMEISTER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE PARALLEL AND 655 FEET EAST OF THE EAST LINE OF CALIFORNIA AVENUE AND SOUTH OF A LINE PARALLEL TO AND 463 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 25, AS PER PLAT RECORDED APRIL 15, 1893 AS DOCUMENT 1849659, IN COOK COUNTY, ILLINOIS.

Proprietary Cook County Clerk's Office