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## TRUSTEE'S DEED



Doc# 2407822037 Fee \$88.00  
 ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
 KAREN A. YARBROUGH  
 COOK COUNTY CLERK'S OFFICE  
 DATE: 3/18/2024 11:34 AM  
 PAGE: 1 OF 3

This indenture made this 31st day of January, 2024 between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as **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 27th day of August, 2017 and known as Trust Number **8002375672**, party of the first part, and

**WOMBAT CAPITAL, LLC - 94.**  
 party of the second part,

Reserved for Recorder's Office

whose address is :  
 1827 S. Carpenter Street  
 Chicago, IL 60608

**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 party of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN**

Property Address: 9401 South Ashland Avenue, Chicago, IL 60620


Permanent Tax Number 25-05-324-001-0000

together with the tenements 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 behoove 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 deed 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.

236507910724  
 MM 1013

| REAL ESTATE TRANSFER TAX   | 13-Mar-2024       |
|--|-------------------|
|  CHICAGO: | 7,125.00          |
| CTA:   | 2,850.00          |
| <b>TOTAL:</b>  | <b>9,975.00 *</b> |

25-05-324-001-0000 | 20240301651700 | 0-856-119-856

\* Total does not include any applicable penalty or interest due.

| REAL ESTATE TRANSFER TAX   | 13-Mar-2024     |
|--|-----------------|
|  COUNTY:    | 475.00          |
|  ILLINOIS: | 950.00          |
| <b>TOTAL:</b>  | <b>1,425.00</b> |

25-05-324-001-0000 | 20240301651700 | 1-141-955-120

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto 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

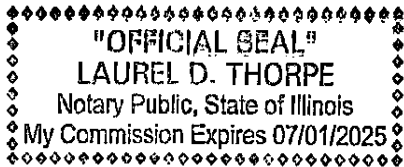
By:   
Iris Ravelo – Assistant Vice President

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 8th day of February, 2024.



  
NOTARY PUBLIC

This instrument was prepared by:  
Iris Ravelo, Trust Officer  
**CHICAGO TITLE LAND TRUST COMPANY**  
10 S. LaSalle Street  
Suite 2750  
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME: Lavelle Law Ltd  
ADDRESS: 141 W Jackson #2800  
CITY STATE ZIP: Chicago IL 60604

SEND SUBSEQUENT TAX BILLS TO:

NAME: Wombat Capital, LLC-94  
ADDRESS: 1827 S. CARPENTERS ST.  
CITY STATE ZIP: Chicago IL 60608

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## LEGAL DESCRIPTION

LOT 29, 30 AND 31 IN BLOCK 34 IN THE SUBDIVISION OF THAT PART OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office