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TRUSTEE'S DEED

24 NW 7152082800, Sm

MAIL TO: Sherry Molitor 1153 Scott Ave. Winnelta & 6099

NAME & ADDRESS OF TAXPAYER: Sherry Mollifer

Winnetth IL WIN

Doc#. 2408024135 Fee: \$107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 3/20/2024 10:14 AM Pg: 1 of 2

Dec ID 20240301655501 ST/Co Stamp 1-625-130-544 ST Tax \$397.00 CO Tax \$198.50

THIS INDENTURE, made this 15th day of March, 2024, between John Fanning, solely as Successor Trustee to Nancy Farring, as Trustee of the Nancy Fanning Revocable Trust dated March 11, 2023, Grantor, and, Thomas R. Molitor and Sherry Molitor, not as tenants in common nor joint tenants, but as tenants by the entirety Grantees:

WITNESSETH, that Grantor, in consideration of the sum of Ten and 00/100 Dollars, receipt whereof is hereby acknowledged, and solely in pursuance of the power and authority vested in Grantor as said Successor Trustee aforesaid, does hereby convey and warrant, unto the Grantees, the following described real estate, situated in the County of Lake, and State of Illinois, to wit:

UNIT 203 AS DELINEATED IN AND DELINEATED ON SURVEY ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY BEN NORTMAN BUILDERS INC, A CORPORATION OF ILLINOIS REGISTERED IN THE OFFICE OF THE REGISTRAR OF TORRENS TITLES COOK COUNTY, ILLINOIS ON JULY 31, 1967 AS DOCUMENT LR 2338221 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES:

LOT 13 IN BLOCK 18 IN NORTH EVANSTON, A SUBDIVISION OF LOTS 1, TO 16 AND THE WEST 4.3 ACRES OF LOT 17 IN GEORGE SMITH'S SUBDIVISION OF THE SOUTH PART OF ARCHANG'S OUILMETTE RESERVE AND ALSO LOTS 1 AND 3 AND THAT PART OF LOT 3 LYING BETWEEN CHICAGO AND MILWAUKEE RAILROAD AND THE WEST LINE OF LOT 3 PRODUCED TO NORTH LINE THEREOF IN SECTION 12, TOWNSHIP 41 NORTH,RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 10-12-103-026-1003

Address: 2009 Harrison #203, Evanston, Illinois 60201

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together with the tenements, hereditaments and appurtenances thereunto belonging.

subject to covenants and conditions of record and real estate taxes for 2023 and afterwards.

DATED this 15 day of March	, 2024			
Joh France				
John Fanning, solely as successor trustee:	aforesaid			
STATE OF Illmois)			
COUNTY OF Lake)	SS.		
I, Borni JMHR, a Notary P	ublic in and for	r said County	and State aforesai	d DO
HEREBY CERTIFY, that John Fanning,	personally kno	own to me to be	e the same person.	whose
name is subscribed to the foregoing ins	strument, appea	red before me	this day in perso	on and
acknowledged that he signed, sealed and de	elivered the said	l instrument as l	nis free and volunta	ary act,
for the uses and purposes therein set for the	}			
Given under my hand and official seal this	s day c	of March	, 2024.	
	0/	ΛΛ		
	The last	Pablican		
Commission arrives		BONNIE J MILLER Official Seal		
Commission expires:	Nota My Com	ry Pukiic - State of I mission Expires Mar	Hinois 19, 2027	
	200			
Prepared by: Christopher M. Saternus, 102	2 West Emerson	Street, Arlingto	on Heights, Illinois	60005
	7		O _x	
			Office Co.	

008609

CITY OF EVANSTON

REAL ESTATE TRANSFER TAX

DATE: PAID MAR 0 1 2024

AMOUNT: \$1985 OA Agent: LR