

CO 2460 015 0002M



DEED IN TRUST - WARRANTY

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR, Mei-Ling M. Cheung, a/k/a Melinda Cheung, and Michael Khadivar of the County of Cook and State of IL for and in consideration of the sum of Ten Dollars (\$ 10.00) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, convey and WARRANT unto CHICAGO TITLE LAND TRUST COMPANY a Corporation of Illinois whose address is 10 S. LaSalle St., Suite 2750, Chicago, IL 60603, as Trustee under the provisions of a certain Trust Agreement dated March 4, 2024 and known as Trust Number 9002345246 , the following described real estate situated in County, Illinois to wit:

Doc#: 2410330085 Fee: \$107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 4/12/2024 2:41 PM Pg: 1 of 2

Dec ID 20240201639509 ST/Co Stamp 0-651-632-176 ST Tax \$740.00 CO Tax \$370.00 City Stamp 1-639-554-608 City Tax \$7,770.00

(Reserved for Recorders Use Only)

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 7074 West Diversey Avenue, Chicago, IL 60707

Property Index Numbers 13-30-129-039 0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON PAGE 2 OF THIS INSTRUMENT ARE MADE A PART HEREOF.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this day of

Signature [Handwritten Signature]

Signature

Signature [Handwritten Signature]

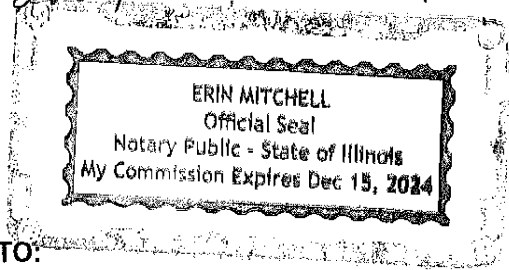
Signature

STATE OF IL) I, a Notary Public in and for COUNTY OF COOK) said County, in the State aforesaid, do hereby certify

personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and seal this 12 day of March, 2024

NOTARY PUBLIC Prepared By: [Handwritten Signature]



MAIL TO: CHICAGO TITLE LAND TRUST COMPANY 10 S. LASALLE STREET, SUITE 2750 CHICAGO, IL 60603 SEND TAX BILLS TO:

910 2345246

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 24GND815008RM

For APN/Parcel ID(s): 13-30-129-039

LOT 33 (EXCEPT THE EAST 14 FEET THEREOF) IN JOHN J. RUTHERFORD'S THIRD ADDITION TO MONT CLARE OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office