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TRUSTEE'S DEED (ILLINOIS)

24GCO034334PK

Doc#. 2410624251 Fee: \$107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 4/15/2024 11:18 AM Pg: 1 of 2

Dec ID 20240301662481 ST/Co Stamp 1-725-273-648 ST Tax \$257.50 CO Tax \$128.75 City Stamp 0-121-722-416 City Tax \$2.703.75

Above Space for Recorder's Use Only

This Indexice, made this 22hd day of MARCH 2024, between ANDRIANI SIAVELIS, as Successor Trustee under the provisions of a Trust Agreement dated August 21, 2017, and known as the NICHOLAS J. SEMBRAKIS, GRANTOR, and TARQUINO JARA, a un marcheolypon GRANTEE, of 3224 Vorth Opal Avenue, Chicago, Illinois 60634.

WITNESSETH, that the GRANTOR, in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good ard valuable consideration, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the GRANTOR as said Trustee and of every other power and authority the GRANTOR hereunto enabling, does hereby convey and warrant unto the GRANTEE, the following dos ribed real estate, situated in the County of COOK and State of Illinois, to wit:

LOT 9 IN BLOCK 7 IN JOHN J. RUTHERFORD'S FITTH ADDITION TO MONT CLARE, BEING A SUBDIVISION OF THE EAST OF 1/2 OF THE WEST ./? OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, FAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY . ENE, IN COOK COUNTY, ILLINOIS.

P.I.N.: 12-24-326-022-0000

c/k/a: 3224 North Opal Avenue, Chicago, Illinois 60634

subject only to: covenants, conditions, and restrictions of record, and build g lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, hereby releasing and waiving all rights under and by virtue of the demestead Exemption Laws of the State of Illinois.

[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, the Grantor, as Trustee as aforesaid, has hereunto set his/her hand and seal the day and year first above written.

ANDRIANI SIAVELIS, as Successor Trustee as Aforesaid

I, the undersigned, a Motary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that AND SANI SIAVELIS, as Successor Trustee under the provisions of a Trust Agreement dated the 2 st day of August, 2017 and known as NICHOLAS J. SEMBRAKIS TRUST, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as such Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal this 22nday of March, 2024.

Commission Expires:

Notary Public

This instrument prepared by: John Mantas, Esq. MANTAS LAW, LLC 1300 West Higgins Road, Suite 310 Park Ridge, Illinois 60068 Phone: (847) 908-9300 A EXIA HEADER LLIA
ROTARY F. Notary P. Lulic State of Illinois
STATE OF My Commission Explices
Februal 28 2015

MAIL TO:

State of Illinois

County of Cook

SEND SUBSEQUENT TAX BILLS TO:

Tarquino Jara Tarquino Jara 4818 NA Vers Ave. 4818 NA vers Ave CHICOGO, 1660625 CHICOGO, 1660625