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TRUSTEE'S DEED (ILLINOIS)

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CHICAGO, ILLINOIS

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 Indenture, made this 22nd 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 married man GRANTEE, of 3224 North 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 and 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 described real estate, situated in the County of COOK and State of Illinois, to wit:

LOT 9 IN BLOCK 7 IN JOHN J. RUTHERFORD'S FIFTH ADDITION TO MONT CLARE, BEING A SUBDIVISION OF THE EAST OF 1/2 OF THE WEST 1/2 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, 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 building 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 Homestead Exemption Laws of the State of Illinois.

[SIGNATURE PAGE TO FOLLOW]

