

UNOFFICIAL COPY

16225033
TRUSTEE'S DEED

Doc#: 2410625018 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/15/2024 3:22 PM Pg: 1 of 3

Dec ID 20240401673497
ST/Co Stamp 0-521-690-872 ST Tax \$264.00 CO Tax \$132.00
City Stamp 1-037-246-000 City Tax \$2,772.00

Above Space for Recorder's Use Only

THIS INDENTURE made this 9th day of April, 2024 by **Edgar Buck and Dorothy J. Buck**, as Co-Trustees of **The Edgar Buck Sr. and Dorothy J. Buck Joint Tenancy Trust** dated **October 25, 2013** hereinafter referred to as Grantors, and **The Winston Collection LLC** of 2942 West Adams, Unit 2, Chicago, Illinois, 60612, hereinafter referred to as grantee.

WHEREAS Grantors are the duly acting Trustees under the provisions of a Trust Agreement dated October 25, 2013 and known as **The Edgar Buck SR. and Dorothy J. Buck Joint Tenancy Trust**, dated October 25, 2013, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantors, not individually but as such Trustees, in consideration of the sum of **TEN DOLLARS (\$10.00)** in hand paid by **The Winston Collection LLC**, the receipt and sufficiency of which is hereby acknowledged, do hereby Grant, Sell and Convey to: **The Winston Collection LLC**, of 2942 West Adams, Unit 2, Chicago, Illinois, 60612, pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as 1045 East 73rd Street, Chicago IL 60619, legally described as:

LOTS 31 AND 32 IN BLOCK 20 IN CORNELL, A SUBDIVISION IN SECTIONS 26 AND 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; and existing leases and tenancies.

Permanent Index Number: 20-26-120-017-0000

Address of Real Estate: 1045 East 73rd Street, Chicago, IL 60619


TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustees, in and to the premises.

IN WITNESS WHEREOF, Grantors, not individually, but as Trustees aforesaid, have hereunto set their hand and seal the day and year first above written.

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Property of Cook County Clerk's Office

| REAL ESTATE TRANSFER TAX | | 11-Apr-2024 |
|---|------------------|-------------|
|  | COUNTY: | 132.00 |
|  | ILLINOIS: | 264.00 |
| | TOTAL: | 396.00 |
| 20-26-120-017-0000 202 0401673497 0-521-690-672 | | |

| REAL ESTATE TRANSFER TAX | | 11-Apr-2024 |
|---|-----------------|-------------|
|  | CHICAGO: | 1,980.00 |
| | CTA: | 792.00 |
| | TOTAL: | 2,772.00 * |

20-26-120-017-0000 | 20240401673497 | 1-037-246-000

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

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By: Edgar Buck Sr
 Edgar Buck Sr.
 as Trustee of The Edgar Buck Sr. and
 Dorothy J. Buck Joint Tenancy Trust

By: Dorothy J. Buck
 Dorothy J. Buck
 as Trustee of The Edgar Buck Sr. and
 Dorothy J. Buck Joint Tenancy Trust

STATE OF ILLINOIS)
) ss
 COUNTY OF COCK)

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Edgar Buck Sr. and Dorothy J. Buck, not personally, but as Co-Trustees under the provisions of a Trust Agreement dated October 25, 2013 and known as The Edgar Buck SR. and Dorothy J. Buck Joint Tenancy Trust, dated October 25, 2013, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal this 9th day of April 2024.



Patrick J. Biggane
 NOTARY PUBLIC
 Commission expires 8/15/24

This instrument was prepared by: Patrick Biggane, Patrick J. Biggane, 9924 S. Warden Parkway, Chicago, Illinois 60643

MAIL TO:

NEWT NOV IT, ESQ
 100 N. LA SALLE ST
 SUITE 1700
 CHICAGO, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

THE WINSTON COLLECTION LLC
 4392 FIESTA LANE
 HOUSTON, TEXAS 77004