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TRUSTEE'S DEED ILLINOIS STATUTORY

Doc#. 2411420232 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 4/23/2024 12:07 PM Pg: 1 of 3

Dec ID 20240401675473 ST/Co Stamp 1-549-648-176 ST Tax \$190.00 CO Tax \$95.00 City Stamp 0-554-443-056 City Tax \$1,995.00

(The Above Space for Recorder's Use Only)

O CO THE GRANTOR Anthony Lovero, Successor Trustee of the Eveann M. Lovero Trust dated December 3, 2018, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as Successor Trustee, CONVEYS to Catherine Pendergast, of 5626 North Clark Street, Unit 2N, Chicago, IL 60660, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-03-209-019-1047

Property Address: 40 East Delaware Place, Unit 1104, Chicago, IL 60611

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption I aws of the State of Illinois

SUBJECT 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.

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Dated this 12 day of April , 2024.

Anthony Lovero, Successor Trustee of the

Eveann M. Lovero Trust dated December 3, 2018

STATE OF Illinois) SS, COUNTY OF COOK)

I, the undersigned, Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Anthony Lovero, Successor Trustee, 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 seeded and delivered in the instrument as his 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 notarial seal, this 12 day of 400, 20

OFFICIAL SEAL
CYNTHIA RAMIREZ
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 2/1/25

Votar Public

THIS INSTRUMENT PREPARED BY

Michelle Laiss 1530 West Fullerton Avenue Chicago, IL 60614

MAIL TO: Christopher Collander COLLANDER LAW OFFICES 608 South Washington Street Suite 307 Naperville, IL 60540 SEND SUBSEQUENT TAX BILLS TO:

Catherine Pendergast 40 East Delaware Place Unit 1104 Chicago, IL 60611

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EXHIBIT A LEGAL DESCRIPTION

UNIT 1104 IN THE FORTY EAST DELAWARE PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF A PARCEL OF LAND LOCATED IN THE EAST 2/3 OF BLOCK 12 IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 -OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL-MERIDIAN, IN COOK COUNTY, ILLINOIS, AS MORE-FULLY DESCRIBED THEREIN;

AICH SURV.
ONDOMINUM IN
S905942, TCGETHER
COMMON ELEMENTS.

17-03-209-019-1047