

UNOFFICIAL COPY

Doc#: 2413727105 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/16/2024 11:58 AM Pg: 1 of 3

Dec ID 20240501602395
ST/Co Stamp 0-359-417-136 ST Tax \$910.00 CO Tax \$455.00
City Stamp 1-372-980-528 City Tax \$9,555.00

MAIL/Send Tax Bills To: Nicholas Walny
2417 N. Spaulding Avenue
Chicago, IL 60647

[The Above Space for Recorder's Use Only]

TRUSTEE'S DEED (ILLINOIS)

The Indenture, made this 05/07/2024, between GRANTOR Craig Faust, as Trustee u/t/a dated July 19, 2016 and designated as The Craig Faust Trust, **party of the first part** Trang Nguyen and Nicholas Walny as (Wife and Husband) **party of the second part**.

Witnesseth. That said parties of the first part, in consideration of TEN AND 00/100 DOLLARS (\$10.00), and all other good and valuable consideration in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate situated in Cook County, State of Illinois, to wit:

SEE ATTACHED LEGAL

Permanent Real Estate Index Number(s): 13-26-428-016-0000

Address of Real Estate: 2417 N. Spaulding Avenue, Chicago, IL 60647

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustees by the terms of said deed or deeds in trust delivered to said Trustees in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery thereof.

PROPER TITLE, LLC

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In Witness Whereof, said parties of the first part has caused its name to be signed to these presents the day and year first written above.

Craig Faust, as Trustee

State of ILLINOIS County
of COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that

Craig Faust

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, for
the uses and purposes therein set forth, including the release and waiver of the right of
homestead.

Given under my hand and official seal, this 07 day of MAY, 2024.

[Signature]
Notary Public



Commission expires 27 Sep 2027

This instrument was prepared by DONALD HYUN KIOLBASSA, 203 N. LA SALLE
ST., SUITE 2100, CHICAGO, IL 60601

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Exhibit A

THE SOUTH 5 FEET OF LOT 135 AND THE NORTH 23.5 FEET OF LOT 136 IN DE SENG'S LOGAN SQUARE SUBDIVISION OF BLOCK 3 IN GARRETT'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office