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Doc#: 2415514088 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/3/2024 9:27 AM Pg: 1 of 5

TRUSTEE'S DEED

(Illinois)
(Individual to Individual)

Dec ID 20240501615556

ST/Co Stamp 1-593-464-112 ST Tax \$0.00 CO Tax \$0.00

City Stamp 0-519-722-288 City Tax \$0.00

Prepared By & Mail To:
Mary Ann Kowals
HEGARTY, KOWOLS &
SPALLA PC
301 W. Torhy
Park Ridge, IL 60068

SEND TAX BILLS TO:
Carmen M. Kurban
2508 N. Menard Ave.
Chicago, IL 60639

This AGREEMENT, made this 15TH day of MAY, 2024, between Carmen M. Kurban, as Trustee under the Trust Agreement dated September 7, 2018 and known as TRUST NUMBER 001, Grantor, and

Carmen M. Kurban, married to Joseph D. Kurban, of 2508 N. Menard Ave., Chicago, IL 60639, Grantee.

WITNESS: The Grantor(s) in consideration of the sum of TEN DOLLARS (\$10.00) receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor(s) as Trustee(s) and of every other power and authority the Grantor(s) hereto enabling, do(es) hereby convey a quitclaim unto the Grantee(s), in fee simple the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

LOTS 11 AND 12 IN BLOCK 4 IN DICKEY AND BAKER'S NORTHWEST ADDITION TO CHICAGO, IN THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

Permanent Real Estate Index Number: 13-34-128-025-0000 & 13-34-128-026-0000
Address(es) of Real Estate: 2032 N. Kenneth, Chicago, IL 60639

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

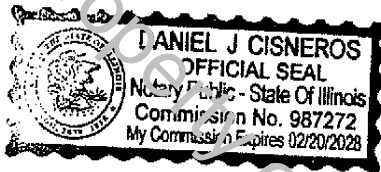

Carmen M. Kurban, as trustee as aforesaid


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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 Carmen M. Kurban, as Trustee under TRUST NUMBER 001,
Dated September 7, 2018, is 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
acknowledge that she signed, sealed and delivered the said instrument as her free and
voluntary act as such trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of May, 2024.
Commission expires 02/20/28




Notary

Exempt under Real Estate Transfer Tax Law
35 ILCS 200/31-45 sub par E and Cook
County Ord. 93-0-27 par E.

Exempt under provisions of Paragraph 5
35 ILCS 200/31-45, Property Tax Code
5/15/24 AB
Date Buyer, Seller or Representative

Property of Cook County Clerk's Office

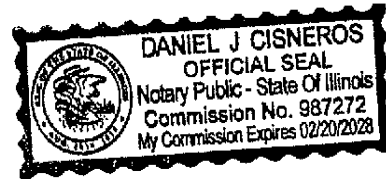
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 5/15/24 Signature: Germen M. Kurbay
Grantor or Agent

Subscribed and sworn to before me
by the said Grantor
dated 5/15/2024

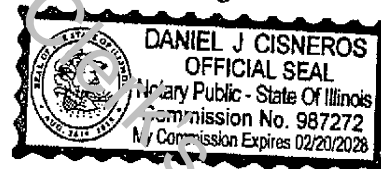


Notary Public [Signature]

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 5/15/24 Signature: Germen M. Kurbay
Grantee or Agent

Subscribed and sworn to before me
by the said Grantee
dated 5/15/2024



Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.


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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		29-May-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-34-128-025-0000		120240501615556 1-593-464-112

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		29-May-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-34-128-025-0000 20240501615556 0-519-722-288		

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