

UNOFFICIAL COPY

TRUSTEE'S DEED
ILLINOIS



Doc# 2415822074 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 6/6/2024 11:24 AM
PAGE: 1 OF 3

THIS AGREEMENT MADE THIS 21 DAY
OF May, 2024 BETWEEN BRIAN ROBERT OTTAWAY, AS TRUSTEE
UNDER THE PROVISIONS OF A TRUST
AGREEMENT DATED MAY 13, 2016
AND KNOW AS THE BRIAN AND AMY OTTAWAY LIVING TRUST, GRANTOR AND
NEST REALTY LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS GRANTEE(S)

WHOSE CURRENT ADDRESS IS 1160 N. Sandburg Ter, Apt 303 A
Chicago, IL 60610

WITNESS: THE GRANTOR IN CONSIDERATION OF THE SUM OF TEN DOLLARS
(\$10.00) 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 QUIT CLAIM UNTO THE GRANTEE(S), THE FOLLOWING DESCRIBED
REAL ESTATE IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A" AND MADE
A PART HEREOF.

This conveyance is subject to (a) covenants, conditions and restrictions of record, (b) public and
utility easements and roads, and (c) general taxes for the year 2023 and subsequent years.

Together with the tenements, hereditaments and appurtenances belonging or in any wise
appertaining.

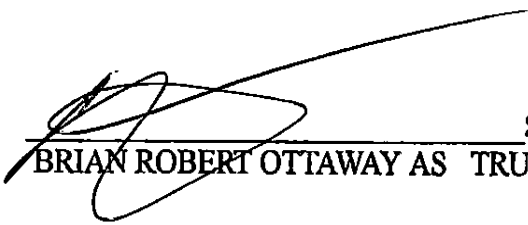
Permanent Index Number: 25-12-406-051-0000

Property Address: 9931 S. CRANDON AVE. CHICAGO IL. 60617

In Witness Whereof, said Grantor, as Trustee as aforesaid, hereunto set his/her hand and seal the
day and year first above written.

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1 of 3

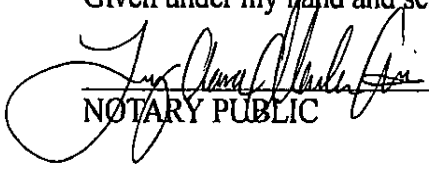
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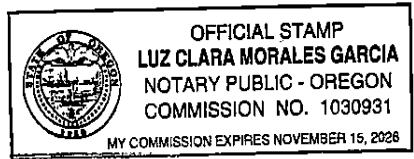

 SEAL
 BRIAN ROBERT OTTAWAY AS TRUSTEE, AS AFORESAID

STATE OF Oregon
 COUNTY OF Washington

I, Luz Clara Morales Garcia notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BRIAN ROBERT OTTAWAY, AS TRUSTEE OF THE BRIAN AND AMY OTTAWAY LIVING TRUST, DATED MAY 13, 2016, personally known to me to be the person who name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her, free and voluntary act, as such trustee, for the uses and purposes therein set forth.

Given under my hand and seal this 21 day of May, ~~2023~~ ²⁰²⁴ LM


 NOTARY PUBLIC






MAIL TO:

NAME AND ADDRESS OF TAXPAYER

NAME AND ADDRESS OF PREPARER
 ANTHONY P. MONTEGNA 4211 W. IRVING PARK RD. CHICAGO IL. 60641

Nest Realty LLC
1460 N. Sandburg Ter #303A
Chgo, IL 60610

REAL ESTATE TRANSFER TAX		03-Jun-2024
	CHICAGO:	1,125.00
	CTA:	450.00
	TOTAL:	1,575.00 *
25-12-406-051-0000 20240501609980 1-524-348-208		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		06-Jun-2024
	COUNTY:	75.00
	ILLINOIS:	150.00
	TOTAL:	225.00
25-12-406-051-0000 20240501609980 0-452-857-136		

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EXHIBIT A

LOT 29 AND THE SOUTH 10 FEET OF LOT 30 IN BLOCK 9 IN CALUMET TRUST'S SUBDIVISION IN SECTION 12, BOTH NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND FRACTIONAL SECTION 7 NORTH OF THE INDIAN BOUNDARY LINE OF TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED DECEMBER 30, 1925 AS DOCUMENT 9137462, IN COOK COUNTY, ILLINOIS,

Common Address: 9931 S. Crandon Ave, Chicago, IL 60617
PIN# 25-12-406-051-0000

Property of Cook County Clerk's Office