

UNOFFICIAL COPY

TRUSTEE'S DEED

Statutory Illinois
(Tenancy by Entireties)

Mail to:

JOSHUA BEYMER &
SHAYNA BEYMER
3541 S. Prairie Avenue, Unit #4
Chicago, Illinois 60653

Send Subsequent Tax Bills to:

JOSHUA BEYMER &
SHAYNA BEYMER
3541 S. Prairie Avenue, Unit #4
Chicago, Illinois 60653

Doc# 2417024469 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/18/2024 2:51 PM Pg: 1 of 3

Dec ID 20240601629435

ST/Co Stamp 1-956-764-976 ST Tax \$400.00 CO Tax \$200.00

City Stamp 1-419-132-208 City Tax \$4,200.00

THE GRANTOR(S), EQUITY TRUST COMPANY CUSTODIAN FBO MIKE JUN OUYANG, IRA, of the County of Cuyahoga, State of OHIO, for and in consideration of TEN (\$10.00) AND NO/100 DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to: JOSHUA BEYMER and SHAYNA BEYMER, husband and wife, of 606 W. 26th Street, #1, Chicago, Illinois 60616 of the County of Cook, State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, not as Tenants-in-Common nor as Joint Tenants but as Tenants by the Entirety:

See Legal Description attached hereto as Exhibit "A"

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD.

SUBJECT TO: Building lines: 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.

Permanent Index Number(s): 17-34-310-135-1007

Address of Real Estate: 3541 S. Prairie Avenue, Unit #4, Chicago, Illinois 60653

Dated on June 11th, 2024

EQUITY TRUST COMPANY CUSTODIAN
FBO MIKE JUN OUYANG, IRA,

By: Amber Baraona
IRA/Qualified Plan

Amber Baraona
Corporate Alternate Signer (Seal)

FIRST AMERICAN TITLE
FILE # AF 3179822

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STATE OF OHIO] ss.
COUNTY OF Cuyahoga]

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Amber Bara Onu, CORP ATT SIGNER, 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/she signed, sealed and delivered the instrument as his/her 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 11th day of June, 2024.



KELSEY BUHRMAN
Notary Public
State of Ohio
My Comm. Expires
October 2, 2027

[Handwritten Signature]
NOTARY PUBLIC

My commission expires on October 2, 2027

This instrument was prepared by:
Attorney Karen M. Walker
3353 S. Prairie Avenue, 1st Flr.
Chicago, Illinois 60616

IMPRESS SEAL HERE

*If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Right

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EXHIBIT "A"

PARCEL 1: UNIT 4 IN THE 3541 SOUTH PRAIRIE CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 6 AND 7 IN THE DALE AND OTHERS RESUBDIVISION OF THE SOUTH 11 FEET 5 INCHES OF LOT 12 AND LOTS 13-23, INCLUSIVE OF DALE'S SUBDIVISION IN THE WEST HALF OF THE EAST HALF OF THE NORTH 10 ACRES OF NELSON'S SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34 TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 0520627006; AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-7, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 0520627006.

Property Address: 3541 S. Prairie Avenue, Unit #4, Chicago, Illinois 60653

P.I.N. 17-34-310-135-1007

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