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Doc#: 2417218485 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date: 2/20/2024 4:18 PM Pg: 1 of 3

TRUSTEE'S DEED

Reserved for Recorder's Office

Dec ID 20240501610277

This indenture made this 1st day of May, 2024, between **CHICAGO TITLE LAND TRUST COMPANY**, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 24th day of August, 2007, and known as Trust Number 8002349347, party of the first part, and

Ernest Ratowitz, Julie Ratowitz, David Ratowitz and Miriam Ratowitz, Co-Trustees of the Ernest H. Ratowitz Declaration of Trust dated March 26, 2024

whose address is:

Ernest H Ratowitz, 5550 South Shore Drive, Apt. 1211, Chicago, IL 60637
Julie Ratowitz, 3440 N. Ridgeway Avenue, Chicago, IL 60618
David Ratowitz, 3162 N. State Road 135, Nashville, IN 47447
Miriam Ratowitz, 6532 N. Drake Avenue, Lincolnwood, IL 60712

party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

See EXHIBIT "A" Legal Description attached and made a part hereof

Property Address: 2928 Kathleen Lane, Flossmoor, IL 60422

Permanent Tax Number: 31-12-312-007

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed 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 hereof.

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Trust Officer, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: *Laurel D. Thorpe*
Assistant Vice President

State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 1st day of May, 2024.

Carrie M Barth
NOTARY PUBLIC



PROPERTY ADDRESS:
2928 Kathleen Lane
Flossmoor, IL 60422

This instrument was prepared by:
Laurel D. Thorpe
CHICAGO TITLE LAND TRUST COMPANY
10 S. LaSalle St., Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

Dolgin Law Group
30 N. LaSalle St. Suite 2610
Chicago IL 60602

This transfer is exempt pursuant to Section
31-45 (e) of the Real Estate Transfer Tax Law.

Date: 5-1-24 *William E York*
Attorney for Grantor

SEND TAX BILLS TO:

Ernest Ratowitz, Trustee
2928 Kathleen Lane
Flossmoor, IL 60422

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Property of Cook County Clerk's Office

Legal Description

Lot 37 in Heather Hill, Inc.'s Addition to Heather Hill, a subdivision of part of the Southwest $\frac{1}{4}$ of Section 12, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 31-12-312-007

Address: 2928 Kathleen Lane, Flossmoor, IL 60422