

UNOFFICIAL COPY

TRUSTEE'S DEED

Doc#: 2417323259 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/21/2024 3:24 PM Pg: 1 of 3

Dec ID 20240601633995

ST/Co Stamp 1-973-222-704 ST Tax \$0.00 CO Tax \$0.00

THIS INDENTURE, made this 14th day of June, 2024 by RICHARD ANDREW LUZIN and PEGGY A. DEMMA, as Successor Co-Trustees, under the LORETTA HELEN LUZIN TRUST dated November 12, 2007, and any amendments thereto, hereinafter referred to as Grantor, AND LAUREN SLAGER, a married woman and CARLY HOFFMAN, an unmarried woman, as joint tenants, hereinafter referred to as Grantees:

Above Space for Recorder's Use Only

WHEREAS Grantor is the duly acting Successor Trustee of the LORETTA HELEN LUZIN TRUST dated November 12, 2007, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantor, not individually but as such Trustee, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantees, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant and Convey to: Lauren Slager of 10122 S. Oakley Ave., Chicago, IL 60643 and Carly Hoffman of 8800 S. Harlem Ave., trlr #308, Bridgeview, IL 60455 pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, State of Illinois, to-wit:

UNIT 203 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CHEYENNE CONDOMINIUM NO. 4 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 91552080 AND AS AMENDED BY DOCUMENT 92035839 AND 92068914, IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This is NON-HOMESTEAD PROPERTY AS TO THE GRANTEES

SUBJECT TO:

Parcel Number: 24-17-419-027-1005

Address(es) of Real Estate: 10920 CENTRAL AVENUE, UNIT 203, CHICAGO RIDGE, IL 60614

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustee, in and to the premises.

IN WITNESS WHEREOF, Grantor, not individually, but as Trustee aforesaid, has hereunto set his hand and seal the day and year first above written.

EXEMPT UNDER R. E. TRANSFER
TAX ACT SEC. 4, PAR. E AND
COOK COUNTY ORD. 85104 PAR.E
* DATE: 6/14/24 SIGNATURE: Thomas A. Kelley

REAL ESTATE TRANSFER TAX

20-JUN-2024




COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

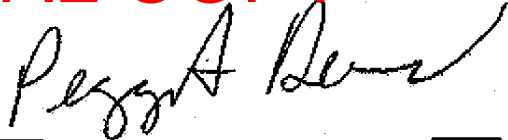
24-17-419-027-1005

| 20240601633995 | 1-973-222-704

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RICHARD ANDREW LUZIN, as Successor
 Co-Trustee under the provisions of the
LORETTA HELEN LUZIN TRUST dated
 November 12, 2007



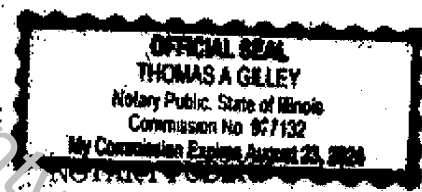
PEGGY A. DEMMA, as Successor Co-Trustee
 under the provisions of the
LORETTA HELEN LUZIN TRUST dated
 November 12, 2007

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **RICHARD ANDREW LUZIN, as Successor Trustee** under the provisions of the **LORETTA HELEN LUZIN TRUST dated December 18, 1987**, and any amendments thereto, 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 such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, on 14th day of June 2024

Commission expires August 23rd, 2024



This instrument was prepared by: **THOMAS A. GILLEY, 1820 RIDGE ROAD, SUITE 101, HOMEWOOD, IL 60430**

MAIL TO:

THOMAS A. GILLEY
1820 RIDGE ROAD, SUITE 101
HOMEWOOD, IL 60430

SEND SUBSEQUENT TAX BILLS TO:

Lauren Slager
10920 Central Ave #203
Chicago Ridge, IL 60514

Cook County Clerks Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge and belief, 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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 6/20, 2024

Signature: *Joseph L. Carli*
Grantor or Agent

Subscribed and sworn to before me by the said _____ this 20th day of June, 2024.

Notary Public *Thomas J. Gillig*

The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust 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 and hold title to real estate under the laws of the State of Illinois.

Dated 6/20, 2024

Signature: *Joseph L. Carli*
Grantee or Agent

Subscribed and sworn to before me by the said _____ his 20th day of June, 2024.

Notary Public *Thomas J. Gillig*

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