

UNOFFICIAL COPY

Doc#: 2417702283 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/25/2024 3:08 PM Pg: 1 of 2

TRUSTEE'S DEED

Illinois Statutory

BW240609276 1 of 1

Dec ID 20240601633430
ST/Co Stamp 2-038-006-576 ST Tax \$145.00 CO Tax \$72.50
City Stamp 0-142-623-536 City Tax \$1,522.50


THE GRANTOR Jane L. Wells, as Trustee of Jane Wells Trust dated August 4, 2011, 253 E. Delaware Place, Unit 4H, Chicago, IL 60611, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Sandra Chavez, 3300 W. 65th Place, Chicago, IL 60629, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

UNIT NUMBER 4H, IN 253 EAST DELAWARE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 5 (EXCEPT THE EAST 5 FEET THEREOF) AND ALL OF LOT 6 IN LAKE SHORE DRIVE ADDITION TO CHICAGO A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25993450 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 17-03-222-025-1145



Address(es) of Real Estate: 253 East Delaware Place, Unit 4H, Chicago, IL 60611

General Real Estate taxes not due and payable, public and utility easements; covenants and restrictions of record; party wall rights and agreements; if any; acts done or suffered by or through the Buyer.

REAL ESTATE TRANSFER TAX	25-Jun-2024
 CHICAGO:	1,087.50
CTA:	435.00
TOTAL:	1,522.50 *

17-03-222-025-1145 | 20240601633430 | 0-142-623-536

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

REAL ESTATE TRANSFER TAX	25-Jun-2024
 COUNTY:	72.50
 ILLINOIS:	145.00
TOTAL:	217.50

17-03-222-025-1145 | 20240601633430 | 2-038-006-576

UNOFFICIAL COPY

Dated this 8th day of June, 2024.

Jane Wells Trust dated August 4, 2011

By: Jane L Wells Date: 6/8/2024
Jane L. Wells, Trustee

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 Jane L. Wells, as Trustee of Jane Wells Trust dated August 4, 2011 personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 official seal, this 8th day of June, 2024

[Signature]

(Notary Public)



Prepared by:
Stephen Thacker
111 E. Wacker Drive, Suite 600
Chicago, IL 60601

Mail to:
Sharon A. Zogas
10020 S. Western Ave.
Chicago, IL 60643

Name and Address of Taxpayer:
Sandra Chavez
3300 W 65th Pl.
Chicago, IL 60629