

# UNOFFICIAL COPY

## TRUSTEE'S DEED

Doc#: 2421902105 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 8/6/2024 10:42 AM Pg: 1 of 3

Dec ID 20240801669521

ST/Co Stamp 1-609-774-896 ST Tax \$665.00 CO Tax \$332.50

City Stamp 0-196-523-824 City Tax \$6,982.50

FATIC No: AF1044378

THE GRANTOR, **Albert E. Fabro, Trustee of the Albert E. Fabro Trust dated September 12, 1998**, of the City of Chicago, State of Illinois, for and in consideration of Ten and no/100 (\$10.00), and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** to GRANTEE, **Margaret E. Billiard** of 1122 N. Clark St., Chicago IL 60610, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Covenants, conditions and restrictions of record, 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 at the time of closing.

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

Permanent Index No: 17-04-424-051-1563

Address of Real Estate: 1030 N. State St., Unit 43L, Chicago IL 60610

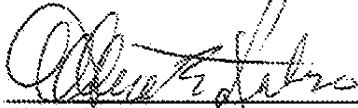
Dated this 22<sup>nd</sup> day of July, 2024.

{Signature Page to Follow}

**FIRST AMERICAN TITLE**  
**FILE # AF1044378**

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FATIC No: AF10443781




Albert E. Fabro, Trustee of the Albert E. Fabro Trust  
dated September 12, 1998.

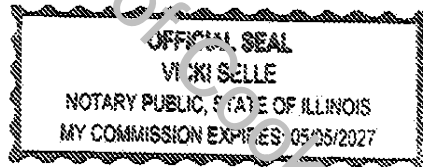
**State of Illinois, County of Cook: ss**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Albert E. Fabro, Trustee of the Albert E. Fabro Trust dated September 12, 1998**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me his day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 22<sup>nd</sup> day of July, 2024.



Notary Public



Prepared by: Maeve M. Degnan, 216 Higgins Rd., Park Ridge IL 60068  
Mail to: Namit Bammi, 203 N. LaSalle St., Chicago IL 60601  
Send Tax Bill to: Margaret Hilliard, 1030 N. State St., Unit 43L, Chicago IL 60610

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## Exhibit A Legal Description

Permanent Real Estate Index Number: 17-04-424-051-1563

Address(es) of Real Estate: 1030 N. State St., Unit 43L  
Chicago, Illinois 60610

### PARCEL 1:

UNIT 43L IN NEWBERRY PLAZA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 11, BOTH INCLUSIVE, AND VACATED ALLEY ADJACENT THERETO IN NEWBERRY ESTATE TRUSTEES SUBDIVISION OF LOT 5 IN BLOCK 16 IN BUSHNELLS ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND BLOCK 5 IN CANAL TRUSTEES SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF 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 25773994, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 25773375, IN COOK COUNTY, ILLINOIS.



*First American  
Title Insurance Company*