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Doc# 2423427133 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 8/21/2024 12:50 PM Pg: 1 of 4

Dec ID 20240801678176

ST/Co Stamp 1-489-231-664 ST Tax \$880.00 CO Tax \$440.00

City Stamp 1-419-108-144 City Tax \$9,240.00

TRUSTEE'S DEED ILLINOIS STATUTORY

Mail To:

William J. Rackos
134 N. LaSalle St 9th Floor
Chicago IL 60602

Name & Address of Taxpayer:

Chicago Title Land Trust Company

1020 W. Armitage Ave, 2B

Chicago, Illinois 60614

Prepared by: Paul Garver, Hawbecker and Garver, LLC, 26 Blaine Street, Hinsdale, IL 60521

THE GRANTOR(S) Cari C. Faerber, as Trustee of the Emily E. Faerber Family Trust u/a/d December 20, 2012 and Arthur Edwin Frame III, as Trustee of the Arthur Edwin Frame III Living Trust u/a/d June 21, 2022, of 1020 W. Armitage Ave, 2B, Chicago, IL 60614, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, QUITCLAIM(S) and WARRANT(S) to Chicago Title Land Trust Company, as Trustee of Trust Agreement Dated July 31, 2024 and known as Trust No. 9002346530.

Whose address is 10 S. LaSalle St., Suite 2750, Chicago, IL 60603, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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

SUBJECT TO: 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 at the time of Closing.

Permanent Real Estate Index Number: 14-32-224-066-1004

Address of Real Estate: 1020 W. Armitage Ave, 2B, Chicago, IL 60614

FIRST AMERICAN TITLE

FILE # AF1045587

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Dated this 14th day of August, 20 24.

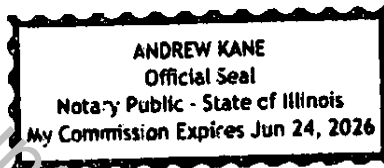
AE III, as Trustee of the Arthur Edwin III Living Trust u/a/d June 21, 2022
Arthur Edwin Frame III, as Trustee of the Arthur Edwin III Living Trust u/a/d June 21, 2022

STATE OF ILLINOIS, COUNTY OF Lake ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Arthur Edwin Frame III**, 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 14th day of August, 20 24.

Andrew Kane (Notary Public)



PROPERTY OF COOK COUNTY Clerk's Office

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Dated this 16 day of Aug, 20 24.

Cari C. Faerber, Trustee

Cari C. Faerber, as Trustee of the Emily E. Faerber Family Trust u/a/d December 20, 2012

STATE OF ILLINOIS, COUNTY OF Lake ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Cari C. Faerber**, 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 16th day of August, 20 24.



[Signature] (Notary Public)

Notary Public of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: UNIT 2B IN THE ARMITAGE PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 27 AND 28 IN BLOCK 1 OF JAMES MORGAN'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 10 IN SHEFFIELD'S ADDITION TO CITY OF CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED TO THE DECLARATION TO CONDOMINIUM AS EXHIBIT "B" RECORDED AS DOCUMENT 95820472 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 14-32-224-066-1004

Property Address: 1020 W Armitage Ave, Unit 2B, Chicago, Illinois 60614

Property of Cook County Clerk's Office