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TRUSTEE'S DEED

Fee Simple

MAIL TO:

Richard Drake

517 N. Brocoway Ave.

Park Ridge, 16 60068

THE GRANTOR,

Doc#. 2423526056 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 8/22/2024 3:23 PM Pg: 1 of 3

Dec ID 20240801685106

ST/Co Stamp 0-329-006-896 ST Tax \$135.00 CO Tax \$67.50

City Stamp 2-017-812-272 City Tax \$1,417.50

LUIS B. SANCHEZ as Trustee of the LUIS B. SANCHEZ REVOCABLE TRUST DATED OCTOBER 28, 2021, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to RICHARD M DRAKE an unmarried man the following described Real Estate:

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1J TOGETHER ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 5113 NORTH EAST RIVER GOAD CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARAGION RECORDED AS DOCUMENT NUMBER 0020601735, AS AMENDED OR MAY BE AVOINDED FROM TIME TO TIME, IN THE PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 12, EAST OF THE THIRD PKINCIPAL MERIDIAN, IN COOK COUNTY,

PARCEL 2:

EASEMENTS FOR INGRESS, EGRESS, PARKING, UTILITIES AND PARTY WALL RIGHTS FOR THE BENEFICIT OF PARCEL 1 AS CREATED BY A DECLARATION OF EASEMENTS RECORDED AS DOCUMENT LR2888711, IN COOK COUNTY, FLINOIS.

PARCEL 3:

THE EXCLUSIVE USE OF PARKING SPACE P-13, A LIMITED COMMON ELEMENT AS DISCLOSED BY SAID DECLARATION IN COOK COUNTY, ILLINOIS.

Property Address: 5113 N East River Road, Unit 1J, Chicago, IL 60656 & Parking Space P1-

3

Property Index No.: 12-11-310-087-1005 and 12-11-310-087-1037

FIDELITY NATIONAL TITLE INSURANCE CH24011790

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SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; and general re-	eal
estate taxes for 2024 and subsequent years, and acts done by or through the Buyers.	

IN WITNESS WHEREOF, Seller ha	as signed and sealed this Warranty Deed in the County of Cook,
State of Illinois this 9th day of	of July, 2024.
φ	
Luis sonder	<u>- </u>
LUIS B. SANCHEZ as Trustee of the	he
LUIS B. SANCHEZ REVOCABLE	ETRUST dated October 28, 2021
NO.	
STATE OF ILLINOIS	
) 88	c
COUNTY OF COOK)	
I, the undersigned, a notary	public in and for said County, in the State aforesaid, DO
<u>*</u>	B. SANCF EZ as Trustee of the LUIS B. SANCHEZ
	OCTOBER 28, 2021, known to me to be the same person
	regoing instrument, appeared before me this day in person and
	d and delivered the said instrument as his free and voluntary act,
for the uses and purposes therein se	t forth.
Given under my hand and official se	eal, this $\frac{9^{+1}}{1}$ day of $\frac{1}{1}$, 2024.
Oven under my hand and official si	an, this, 2024.
	TANDRA ACOSTA
Tarda	SANDRA ACOSTA Official Seal
NOTARY PUBLIC	Notary Public - State of Illinois My Commission Expires Mar 1, 2026
	My Commission of the Commissio
This instrument was prepared by:	Dreyfus Law Group
	2040 N. Harlem Avenue
	Elmwood Park, IL 60707
GRANTEE'S ADDRESS	
SEND SUBSEQUENT TAX BILI	LS TO:
Richard Drake	_
Richard Drake 517 N. Broodway Ave	<u>-</u>
Park Ridge, IL 60	1068

2423526056 Page: 3 of 3

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REAL ESTATE TRANSFER TAX

21-Aug-2024





COUNTY: 67.50 **ILLINOIS:** 135.00 TOTAL: 202.50

12-11-310-087-1005

|20240801685106 | 0-329-006-896

REAL ESTATE TRANSFER TAX		21-Aug-2024
	CHICAGO:	1,012.50
	CTA:	405.00
	TOTAL:	1,417.50 1

any applic.

Cook County Clarks Office 12-11-310-087-1005 | 20240801685106 | 2-017-812-272

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