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#410795809 (1/2)

Doc#: 2424202016 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 8/29/2024 11:21 AM Pg: 1 of 3

TRUSTEE'S DEED

Dec ID 20240701667127

ST/Co Stamp 2-052-390-704 ST Tax \$116.00 CO Tax \$58.00

GIT

THIS INDENTURE WITNESSETH, that the Grantors, Sherry Rowland and Lynnell Lumpkins, successor trustees under the Arthur Rowland Living Trust, dated August 18, 2020, for and in consideration of The sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEY and WARRANT to Kim C. Ford, a single person person, of the City of Chicago, County of COOK, and State of Illinois, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Address: 578 Price Avenue, Calumet City, Illinois 60409

P.I.N.: 30-08-316-019-0000 and 30-08-316-020-0000

Situated in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject only to the following: general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee(s) by the terms of said deed or deeds in trust delivered to said trustee(s) in pursuance of the trust agreement mentioned.

Dated this 5th day of August, 2024.

X Sherry Rowland

Sherry Rowland, Successor Trustee under the Arthur Rowland Living Trust, dated August 18, 2020

X Lynnell Lumpkins

Lynnell Lumpkins, Successor Trustee under the Arthur Rowland Living Trust, dated August 18, 2020

This Instrument was Prepared by: Kathleen O'Keefe-Rivera, 5620 W 95th St, Oak Lawn, IL 60453

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STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sherry Rowland and Linnell Lumpkins, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 5TH day of August, 2024.



Sheri Lynn Minkema
Notary Public

Mail to:

Kim C. Ford
578 Price Avenue
Calumet City, Illinois 60409

Send Subsequent bills to:

Kim C. Ford
578 Price Avenue
Calumet City, Illinois 60409

REAL ESTATE TRANSFER TAX
66866 8/5/24
\$464.00
Calumet City • City of Homes \$ 464.00

REAL ESTATE TRANSFER TAX
66867 8/5/24
\$464.00
Calumet City • City of Homes \$ 464.00

REAL ESTATE TRANSFER TAX

28-Aug-2024



COUNTY: 58.00
ILLINOIS: 116.00
TOTAL: 174.00

30-08-316-019-0000

| 20240701667127 | 2-052-390-704

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EXHIBIT "A"

LOTS 1 AND 2 IN BLOCK 3 IN BURNHAM'S WEST HAMMOND SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 578 Price Ave, Calumet City, IL 60409
Tax Number: 30-08-316-019-0000

Property address: 578 Price Avenue, Calumet City, IL 60409
Tax Number: 30-08-316-020-0000

Property of Cook County Clerk's Office