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This instrument prepared by:
Law Office of Nicole M. Bono, P.C.
1 N 141 County Farm Rd., Ste. 230
Winfield, IL 60190



Doc#: 1206035038 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/29/2012 12:12 PM Pg: 1 of 2

Mail future tax bills to:
Miguel Pineda, Ofelia Pineda & Leticia Pineda
2343 N. Moody Ave.
Chicago, IL 60639

Mail this recorded instrument to:
Albert Xiques
4962 N. Milwaukee Ave., Unit 1-C
Chicago, IL 60630

110279200 352 1/2

TRUSTEE'S DEED

This Indenture, made this 6th day of February, 2012, between George Nahabedian, as Successor-Trustee of the Vartouhi Rose Nahabedian Revocable Trust dated April 11, 1990, party of the first part, and Miguel Pineda and Ofelia Pineda, husband and wife and Leticia Pineda, unmarried of the City of Chicago, County of Cook, Illinois, not as Tenants in Common but as Joint Tenants, party of the second part.

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in COOK County, State of Illinois, to wit:

Lot 16 in Block 7 in the Grand Avenue Estates, being a Subdivision of the West 1/2 of the East 1/2 of the Northwest 1/4 of Section 32, Township 40 North, Range 13, East of the Third Principal Meridian (except Railroad right of way), according to the Plat filed in the Registrar's Office as Document No. 41516, in Cook County, Illinois.

Permanent Index Number(s): 13-32-105-016-0000
Property Address: 2343 N. Moody Ave., Chicago, IL 60639

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2011 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

To Have and To Hold the same unto said party of the second part, and to the proper use, benefit, and behoold forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

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SCY
INITIALS

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Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

George Nahabedian

Successor-Trustee

STATE OF ILLINOIS)

COUNTY OF)

) SS)


I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that George Nahabedian, as Successor-Trustee of the Vartouhi Rose Nahabedian Revocable Trust dated April 11, 1990, as Trustee(s) aforesaid, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.



Given under my hand and Notarial Seal this _____ day of _____,


Nicole M Bono

Notary Public

STATE TAX
STATE OF ILLINOIS

FEB. 23. 12
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00208.00
FP326552

0000004711

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

FEB. 23. 12
REVENUE STAMP

REAL ESTATE TRANSFER TAX
00104.00
FP326665

0000004447

City of Chicago
Dept. of Finance
618911



Real Estate Transfer Stamp
\$2,184.00

2/27/2012 14:04
dr00198

Batch 4,219,822