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This instrument prepared by:
Thomas F. Courtney
7000 W. 127th Street
Palos Heights, IL 60463



Doc#: 1327026120 **Fee:** \$40.00
RHSP Fee: \$9.00 **RPRF Fee:** \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/27/2013 04:20 PM Pg: 1 of 2

130102800737

Mail future tax bills to:
Prospero V. Rigor and MaHuyen S. Rigor
Enrico Garcia and Cindy Garcia
2737 W. Albion Ave
Chicago, IL 60645

Mail this recorded instrument to:
Zia ILIC, Ltd.
180 North LaSalle Street
Suite 3700
Chicago, IL 60601

TRUSTEE'S DEED

This Indenture, made this 28th day of August 2013, between Sheldon Z. Aberman, As Trustee under the Maurice Aberman Living Trust Dated February 25, 2005 as Trustee under the provision of a deed or deeds in trust duly recorded and delivered to said trustee in pursuance of a trust agreement dated February 25, 2005, party of the first part, and 50% to Prospero V. Rigor and MaHuyen S. Rigor, Husband and Wife and 50% to Enrico Garcia and Cindy Garcia, Husband and Wife, As Tenants by the Entirety of 2801 W. Waveland, Chicago, Illinois 60618, 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 1 IN BLOCK 2 (EXCEPT THE SOUTH 16.5 FEET THEREOF) IN DEVON AND CALIFORNIA ADDITION TO ROGERS PARK, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 21 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 696.75 FEET) IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 10-36-416-037-0000
Property Address: 2737 W. Albion, Chicago, IL 60645

Attorney's Title Guaranty Fund, Inc.
100 S. Wacker Dr., STE 2400
Chicago, IL 60606-4350
Attention: Search Department

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2013 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 behold 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.

REAL ESTATE TRANSFER		08/29/2013
	COOK	\$191.50
	ILLINOIS:	\$383.00
	TOTAL:	\$574.50

10-36-416-037-0000 | 20130801608018 | YQ62P3

REAL ESTATE TRANSFER		08/29/2013
	CHICAGO:	\$2,872.50
	CTA:	\$1,149.00
	TOTAL:	\$4,021.50

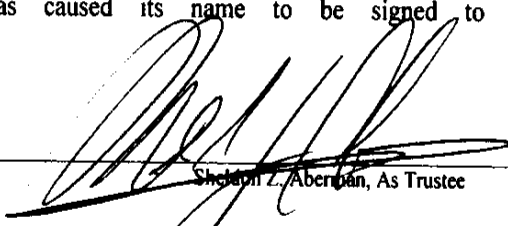
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Individual Trustee(s)

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.



Sheldon Z. Aberman, As Trustee

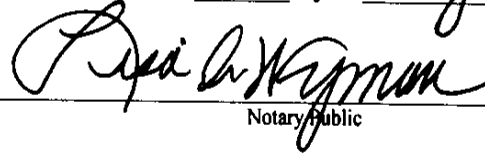
STATE OF ILLINOIS

COUNTY OF COOK

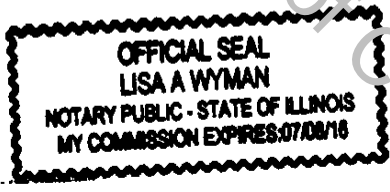
)
) SS
)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Sheldon Z. Aberman, As Trustee under the Maurice Aberman Living Trust Dated February 25, 2005, 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 28 day of Aug, 2013



Notary Public



Property of Cook County Clerk's Office