TRUSTEE'S DEED

Doc#: 1426804048 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 09/25/2014 03:25 PM Pg: 1 of 2

Above Space for Recorder's Use

THIS INTENTURE, made this _______ day of ______ Hugust, 2014 by Gertrude Puzon, Successor trustee of the Valerian F. Puzon and Gertrude S. Duzon, Trustees, or their successors in trust, under the Puzon Living Trust dated February 21, 2003 and any amendments thereto, hereinafter referred to as Grantor, and Viamonte Realty, LLC of the City/Village of Lansing County of Cook, State of Illinois, hereinafter referred to as Grantee:

WHEREAS, Grantor is the duly acting successor trustee of the Puzon Living Trust, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the counter, not individually but as such successor trustee, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to: Viamonte Realty, LLC, PO Box 5140, Lansing, Illinois 60438, pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, 11013 S. Avenue O, Chicago, Tinois 60617, legally described as:

THE NORTH SEVEN AND ONE-HALF (7 1/2) FEET OF LOT TWNETY-TWO (22) AND ALL OF LOT TWENTY-THREE (23) IN BLOCK EIGHT (8) IN EAST SIDE MANOR, A SUBDIVISION OF LOTS ONE (1), TWO (2) AND THREE (3) IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTHWEST QUARTER (1/4) OF SECTION SEVENTEEN (17), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE FIFTEEN (15), EAST OF THE THIRD PRINCIPAL MEPIDIAN.

SUBJECT TO: General taxes for 2014 and subsequent years; all covenants, conditions and restrictions of record.

Permanent Index Number: 26-17-300-057-0000

Address(es) of Real Estate: 11013 South Avenue O, Chicago, Illinois 60617

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustee, in and to the premises.

IN WITNESS WHEREOF, Grantor, not individually, but as successor trustee of the Puazon Living Trust aforesaid, have hereunto set their hand and seal the day and year first above written.

Geftrude Puzon, successor trustee of the Puzon

Living Trust

P.N.T.N., Inc.s

70 W. Madison

Suite 1600

Chicago, IL 6060

1426804048D Page: 2 of 2

UNOFFICIAL C

STATE OF ILLINOIS) ss **COUNTY OF COOK**

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that by Gertrude Puzon, successor trustee of the Puzon Living Trust, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument for the uses and purposes therein set forth.

_day of__

Official Se al Lisa A Hardernan Notary Public State of Illinois My Commission Expire 93/14/2017

This instrument was prepared by: Sandra B. Nagel, Nagel & Gyarmathy, Ltd., 920 W. 175th St., Suite 5, Homewood, Illinois 60430

MAIL TO:

Cristine Garcia, Attorney at Law PO Box 5011 Lansing, IL 60438

SEND SUBSEQUENT TAX BILLS TO: Dist Clark's Office

REAL ESTATE TRANSFER TAX			09-Sep-2014
		COUNTY:	25.00
		ILLINOIS:	50.00
		TOTAL:	75.00

26-17-300-057-0000 20140801624016 0-663-790-720

REAL ESTATE TRAN	09-Sep-2014	
	CHICAGO:	375.00
	CTA:	150.00
	TOTAL:	525.00
26-17-300-057-0000	20140801624016	1-919-100-032