

# UNOFFICIAL COPY



Doc#: 1507826062 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/19/2015 12:29 PM Pg: 1 of 2

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## Trustee's Deed

15EN 8356261 SK  
3/4

THE GRANTOR, Conrad J. Holtzman, 2607 McDaniel, Evanston, Illinois, not personally but solely as Trustee of the MARILYN G. HOLTZMAN TRUST dated April 2, 2013, and pursuant to the authority granted to him in Article 9.3 of said Trust Agreement, and in consideration of the sum of One Million Fifty Thousand Dollars (\$1,050,000), and other valuable consideration in hand paid, Conveys and Warrants to John Villanueva and Jenny Villanueva (husband and wife), as tenants by the entirety, residing at 2572 Stratford Road, Cleveland, Ohio, the following described Real Estate situated in the County of Cook in the State of Illinois; to wit:

The North 50 Feet of Lot 1 in Stockham's Resubdivision of Block 2 in George H. Bliss' Addition to Evanston, said Addition being a subdivision of Part of the North 1/2 of the Northeast 1/4 of Section 19, Township 41 North, Range 14 East of The Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 11-19-204-001-0000  
Address of Real Estate: 1225 Forest Avenue, Evanston, IL 60202

subject to: covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through Buyer; all special governmental taxes and assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time Closing.

TO HAVE AND TO HOLD said premises not as tenants in common, not as joint tenants, but as tenants by the entirety forever.

Dated this 4th day of February, 2015.

Marilyn G. Holtzman Trust dated April 2, 2013

By: [Signature]  
Conrad J. Holtzman, trustee

CITY OF EVANSTON 028675

Real Estate Transfer Tax  
City Clerk's Office

RAID FEB 04 2015

AMOUNT \$5,250.00

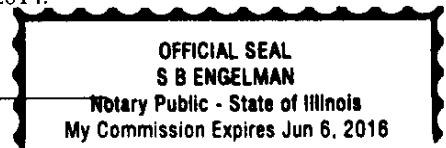
Agent [Signature]

State of Illinois )  
County of Cook ) SS

The undersigned, a Notary Public for the County and State aforesaid, DOES HEREBY CERTIFY that Conrad J. Holtzman, trustee of the Marilyn G. Holtzman Trust, personally known to or identified by me appeared before me and acknowledged that he signed this instrument as his free and voluntary act, and as the act of the Marilyn J. Holtzman Trust for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 4th day of February, 2015.

[Signature]  
Notary Public



BOX 333-CT

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2  
N  
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INT

# UNOFFICIAL COPY



This instrument was prepared by:

*Engelman & Smith, 1603 Orrington Avenue, Evanston, IL 60201*

**Mail to:**  
Michael Samuels  
720 Osterman Ave., #301  
Deerfield, IL 60015

**Send Subsequent Tax Bills to:**  
John and Jenny Villanueva  
1225 Forest Avenue  
Evanston, IL 60202

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		17-Mar-2015
	<b>COUNTY:</b>	525.00
	<b>ILLINOIS:</b>	1,050.00
	<b>TOTAL:</b>	1,575.00
11-19-204-001-0000   20150201661079   0-201-879-936		

**COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_**