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Doc# 1616155187 Fee: \$52.00
TRUSTEE'S DEED Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/09/2016 01:12 PM Pg: 1 of 3

Dec ID 20160501609124
ST/CO Stamp 1-549-550-912 ST Tax \$250.00 CO Tax \$125.00
City Stamp 0-165-168-448 City Tax: \$2,625.00

THIS INDENTURE Made this 25th day of May, 2016, between Sandra Leyva, not personally, but as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Trustee pursuant to a Trust Agreement dated the 18th day of January, 2012 and known as the SML Vista Del Sol Trust, and any amendments thereto, and Margarita X. Leyva, a widow, party of the first part, and Miguel De La Rosa and Lucy De La Rosa, as Joint Tenants, party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Lake County, Illinois, to-wit:

Lot 20 in Block 27, in Garfield, being a Subdivision in the South East Quarter of Section 34, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PERMANENT INDEX NUMBER 13-34-428-032-0000
STREET ADDRESS: 4118 W. North Avenue, Chicago, IL 60639

SUBJECT TO general real estate taxes for the year 2015 and subsequent years; building setback lines, easements for public utilities; covenants and restrictions of record; together with the tenements and appurtenances thereunto belonging.

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Restrictive Covenant: No owner, tenant or occupant of the property shall be permitted to operate any business on any floor of the building located on the property that would provide any services to Seller's former customers or to the public, whether directly or indirectly, dealing with, associated with, or arising out of the immigration process; immigration attorney office and/or legal practice of immigration law by any attorney; income tax preparation; accounting services, income tax preparation and/or Certified Public Accountant services and/or business for a period of ten (10) years after the closing date of the sale of the property.

TO HAVE AND TO HOLD the same unto said party of the second part and to the proper use, benefit and behoof, forever, of said party of the second part forever.

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 and pursuant to the Trust Agreement above mentioned. This deed is made subject to the liens of all Trust Deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.



IN WITNESS WHEREOF, said party of the first part as Trustee has caused to be hereto affixed, and has caused his name to be signed to these presents the day and year first above written.


BY *Sandra M. Leyva*
 Sandra Leyva, A/T/U The SML Vista Del Sol Trust Dated 1/18/2012

BY: *Margarita X. Leyva*
 Margarita X. Leyva

STATE OF ILLINOIS)
 COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Sandra Leyva and Margarita X. Leyva, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said

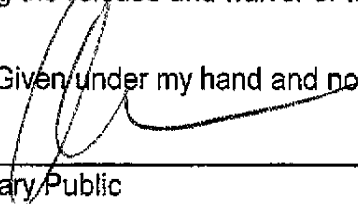
REAL ESTATE TRANSFER TAX		08-Jun-2016
	COUNTY:	125.00
	ILLINOIS:	250.00
	TOTAL:	375.00
13-34-428-032-0000 20160501609124 1-549-550-912		

REAL ESTATE TRANSFER TAX		08-Jun-2016
	CHICAGO:	1,875.00
	CTA:	750.00
	TOTAL:	2,625.00 *
13-34-428-032-0000 20160501609124 0-165-168-448		
* Total does not include any applicable penalty or interest due.		

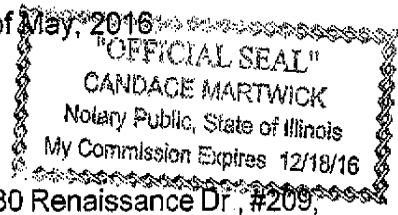
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instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 25 day of May, 2016



Notary Public



PREPARED BY: Michael I. Ponticelli, Esq , Ponticelli & Vito, 1480 Renaissance Dr , #209, Park Ridge, IL 60068

Property of Cook County Clerk's Office

RETURN DEED TO:

Julio Tellez, Esq.
2342 N. Damen Avenue
Chicago, IL 60647

SEND SUBSEQUENT TAX BILLS TO:

Miguel De La Rosa and Lucy De La Rosa
4700 ENFIELD
SKOKIE, IL 60076