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Doc# 1628529050 Fee \$40.00
RHSP Fee:\$9.00RPRF Fee \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/11/2016 12:35 PM Pg: 1 of 2

Trustee's Deed

ILLINOIS

Above Space for Recorder's Use Only

This AGREEMENT between Ruth Fischer as Trustee and Grantor, of the Ruth Fischer Trust of City of Chicago, County of Cook, State of Illinois and Grantee(s) (Name and Address of Grantee-s) Arturo Torres, Jr. as of 2001 N. Western Avenue, Chicago, Illinois. WITNESSES: The Grantor(s) in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor(s) as said Trustee(s) and of every other power and authority the Grantor(s) hereunto enabling, do(es) hereby CONVEY and QUITCLAIM unto the Grantee(s) in fee simple the following described real estate, situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part here of.) together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

* AS trustee under trust agreement date 2/22/99

SUBJECT TO: General taxes for 2016 and subsequent years; Covenants, conditions and restrictions of record, if any;
Permanent Real Estate Index Number(s): 14-31-301-001-0000

Address(es) of Real Estate:
2345 W. Arnotage, Chicago, IL 60647
AVA

FIDELITY NATIONAL TITLE

Ch 10031329

The date of this deed of conveyance is

Ruth Fischer
(SEAL) as Trustee as aforesaid
Ruth Fischer

(SEAL) as Trustee as aforesaid

State of Illinois, County of Cook, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that she is personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he (she) (they) signed, sealed and delivered the said instrument as his (her) (their) free and voluntary act as trustee, for the uses and purposes therein set forth.

MARGARITA MONTOYA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/3/2017

(Impress Seal Here)

Given under my hand and official seal

(My Commission Expires 3/3/17

Margarita Montoya
NOTARY PUBLIC

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Page 1

REAL ESTATE TRANSFER TAX



14-31-301-001-0000

COUNTY: 275.00
ILLINOIS: 550.00
TOTAL: 825.00

| 20161001666899 | 1-012-086-592

07-Oct-2016

(2)

REAL ESTATE TRANSFER TAX



14-31-301-001-0000 | 20161001666899 | 1-548-957-504

CHICAGO: 4,125.00
CTA: 1,650.00
TOTAL: 5,775.00 *

07-Oct-2016

* Total does not include any applicable penalty or interest due.

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LEGAL DESCRIPTION

For the premises commonly known as: 2345 W. Armitage, Chicago, IL.

Legal Description:

Lots 1 and 2 in Block 4 in pierce's Addition to Holstein in the North Half of the Southwest Quarter of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

This instrument was prepared by Law Office of Charles Izenstark 2711 N. Halsted Chicago, IL 60614	Send subsequent tax bills to: Illinois <i>Arturo Torres</i> <i>2001 N. Western</i> <i>Chicago, IL 60647</i>	Recorder-mail recorded document to: <i>Arturo Torres</i> <i>2001 N. Western Ave</i> <i>Chicago, IL 60647</i>
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