

# UNOFFICIAL COPY



\*1701829106D\*

Doc# 1701829106 Fee \$40.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/18/2017 02:57 PM PG: 1 OF 2

## TRUSTEE'S DEED

Mail To: Hector Alejandro  
5655 N. Fairview Ave  
Chicago, IL 60631

Mail Tax Bills to: Hector Alejandro  
Monica Velasco  
5655 N. Fairview  
Chicago, IL 60631

This Instrument was Prepared By:  
Brian E. Wright, Atty. at Law  
5410 N. Harlem Ave., #201  
Chicago, IL 60656

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

1677434 182

THIS INDENTURE made this 27<sup>th</sup> day of December, 2016, between ZOFIA STASZEL, as Trustee of the Zofia Staszel Living Trust, dated December 21, 2000, Grantor(s), and HECTOR ALEJANDRE and MONICA VELASCO\*, Husband and Wife, Grantee(s). \* 3415 N. Oconto Ave Chicago, IL 60634

WITNESSETH, that said Grantor(s) in consideration of the sum of Ten Dollars (\$10.00) 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 Quit Claim unto the Grantee(s), in fee simple, not as joint tenants and not as tenants in common, but as tenants by the entirety, the following described real estate, situated in the County of Cook, State of Illinois, to-wit:

THE NORTH 39 FEET OF THE SOUTH 78 FEET (ALL MEASURED ALONG THE EAST LINE) OF THAT PART OF LOTS 14, 15 AND 16, TAKEN AS ONE TRACT, IN HIGGINS ROAD ADDITION IN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED CURVED LINE; BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 14, THENCE SOUTHWESTERLY ALONG A CURVED LINE, TANGENT OF THE NORTH LINE OF SAID LOT 14, CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 168.87 FEET A DISTANCE OF 264.67 FEET TO A POINT OF TANGENCY IN THE WEST LINE OF SAID LOT 16, SAID POINT OF TANGENCY BEING 11.72 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 16 AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: 5655 N Fairview Ave, Chicago, IL 60631

Permanent tax number: 12-02-417-025-0000

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

S Y  
P 2  
S N  
SC y  
INT X

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To have and to hold, the same unto said party of the second part, and to the proper use, benefit and behoove, forever, of said party of the second part.

This deed is executed by the part of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. 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. Releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, Grantor, not individually, but as Successor Trustee aforesaid, has hereunto set their hand and seal the day and year first above written.

Zofia Staszal  
ZOFIA STASZEL, as Trustee aforesaid

State of Arizona )  
County of Maricopa ) ss

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT: **ZOFIA STASZEL**, are personally known to me to be the same person(s) who(se) names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act as such Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of December, 2016.

My commission expires: 01-08-2017

Lanny A Nelson  
NOTARY PUBLIC



This Instrument was prepared by:  
Law Offices of Brian E. Wright, PC  
5310 N. Harlem Ave, Suite 201  
Chicago IL 60656

REAL ESTATE TRANSFER TAX		17-Jan-2017
COUNTY:		215.00
ILLINOIS:		430.00
TOTAL:		645.00
12-02-417-025-0000   20161201697342   1-842-416-832		

REAL ESTATE TRANSFER TAX		06-Jan-2017
CHICAGO:		3,225.00
CTA:		1,290.00
TOTAL:		4,515.00
12-02-417-025-0000   20161201697342   2-014-389-440		

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