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TRUSTEE'S DEED (ILLINOIS)

Doc#: 1717815086 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/27/2017 10:30 AM Pg: 1 of 2

Dec ID 20170601678598
ST/CO Stamp 1-368-016-320 ST Tax \$400.00 CO Tax \$200.00

NAT- 17-264384

THE GRANTOR **Hector Garcia**, as Trustee of **Hector Garcia Living Trust** dated February 15, 2007, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, convey to **Adriana Cervantes** *5808 S Audino Ave* of Chicago, Illinois all interest in the following described real estate commonly known as 3424 Maple Avenue, Berwyn, IL 60402, and legally known as:

and quit claims

LOTS 17 AND 18 IN BLOCK 38 IN ANDREWS AND PIPERS SECOND ADDITION TO BERWYN IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: *Ana Guillermo Suarez Onate, her husband* as Tenants

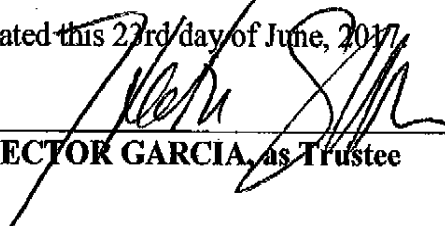
By the entirety, not as tenants in common as Joint Tenants

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This deed is executed by the party 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, SUBJECT, HOWEVER, to: ~~the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.~~

Permanent Real Estate Index Number(s): 16-31-128-033-0000

Dated this 27th day of June, 2017


HECTOR GARCIA, as Trustee

THE CITY OF BERWYN, IL
REAL ESTATE TRANSFER TAX
4000.00
6/28/2017
COLLECTOR'S OFFICE

Handwritten initials

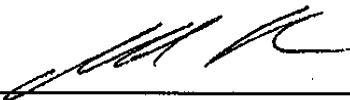
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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT HECTOR GARCIA, as Trustee 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 it signed, sealed and delivered in the instrument as its 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 23rd day of June, 2017.







Notary Public

THIS INSTRUMENT PREPARED BY
Richard A. Kocurek
3306 Grove Avenue
Berwyn, IL 60402

MAIL TO:
Richard J. Garcia
10400 S. Ewing Avenue
Chicago, IL 60617

SEND SUBSEQUENT TAX BILLS TO:
Adriana Cervantes
3424 Maple Avenue
Berwyn, IL 60402

REAL ESTATE TRANSFER TAX		26-Jun-2017	
		COUNTY:	200.00
		ILLINOIS:	400.00
		TOTAL:	600.00
16-31-128-033-0000		20170601678598 1-368-016-320	