

UNOFFICIAL COPY

TRUSTEE'S DEED (ILLINOIS)

Doc#: 1724246101 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/30/2017 10:19 AM Pg: 1 of 2

Dec ID 20170801611383
ST/CO Stamp 0-710-085-568 ST Tax \$85.00 CO Tax \$42.50

NAT

17-264817

THE GRANTOR, Stephine Anguiano, Successor Trustee of the John Szewczyk Declaration of Trust dated July 7, 2005, 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: Filippo Citrano and Gerald Simmons, AS TENANTS IN COMMON at all interest in the following described real estate commonly known as 5435 W. 25th Place, Cicero, IL 60804, and legally known as:

LEGAL DESCRIPTION EXHIBIT "A"

LOT 58 IN BLOCK 13 IN MORTON PARK LAND ASSOCIATION SUBDIVISION IN THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:


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): 16-28-129-003-0000

Dated this 28 day of August, 2017.

Stephine Anguiano
STEPHINE ANGUIANO, Successor Trustee of the John Szewczyk Self Declaration of Trust dated July 7, 2005

T O W N C L E R K	Town of Cicero	Address: 5435 W 25TH PL	Real Estate Transfer Tax
		Date: 08/24/2017	\$850.00
		Stamp #: 2017-4013	Payment Type: Cash
		By: mgarcia	Compliance #: 2017-PCOTW6GD

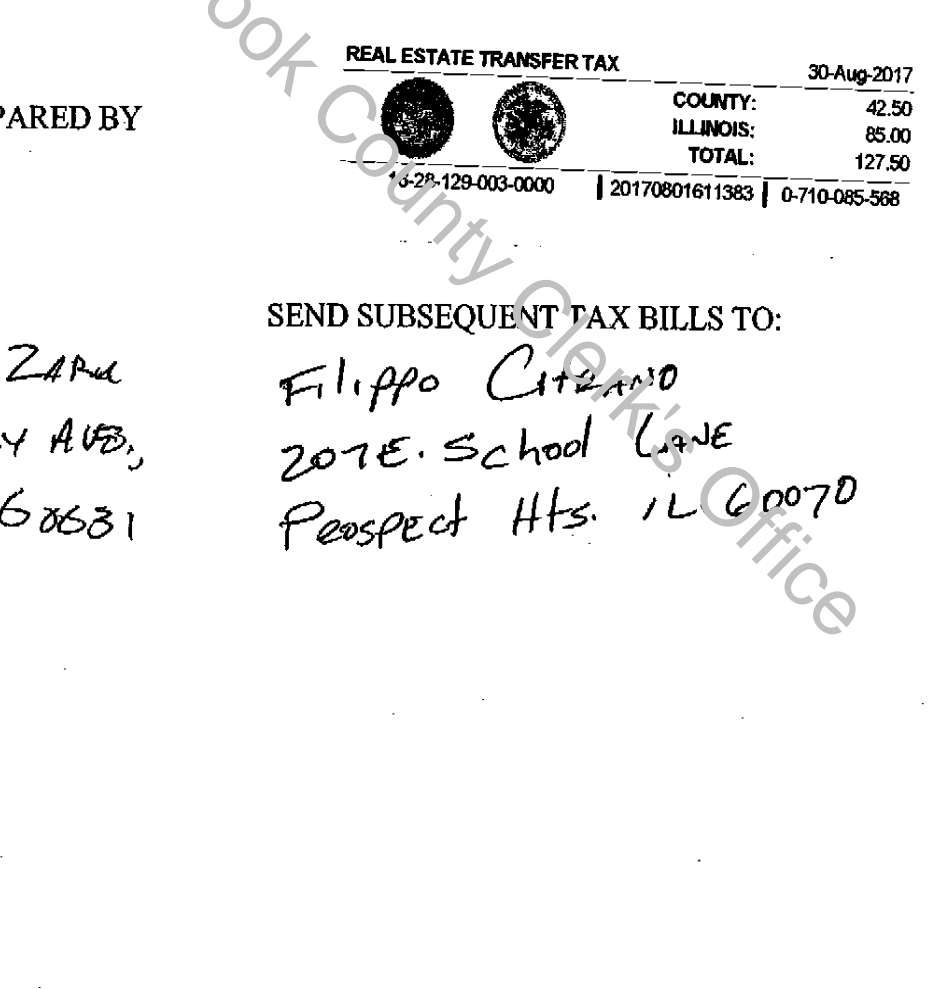
28

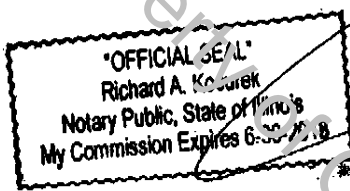
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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Stephine Anguiano, Successor Trustee of the John Szewczyk Self Declaration of Trust dated July 7, 2005** 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 20 day of August, 2017.


Notary Public



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

REAL ESTATE TRANSFER TAX		30-Aug-2017
COUNTY:		42.50
ILLINOIS:		85.00
TOTAL:		127.50

3-28-129-003-0000 | 20170801611383 | 0-710-085-568

MAIL TO:
JOSEPH A. LAZARA
7246 W. TOWAY AVE,
CHICAGO, IL 60631

SEND SUBSEQUENT TAX BILLS TO:
Filippo CITRANO
207E. School Lane
Prospect Hts. IL 60070