

# UNOFFICIAL COPY

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Doc#: 1802508136 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/25/2018 11:05 AM Pg: 1 of 2

**This instrument prepared by:**  
Joseph A. La Zara  
7246 W. Touhy  
Chicago, IL 60631

Dec ID 20180101688298  
ST/CO Stamp 0-918-962-720 ST Tax \$289.00 CO Tax \$144.50

**Mail future tax bills to:**  
Juan Train  
4125 N. Ottawa Avenue  
Norridge, IL 60706

**Mail this recorded instrument to:**  
John J. Ferrentino  
8409 Cermak Road  
North Riverside, IL 60546  
170256303893

## TRUSTEE'S DEED

This Indenture, made this 23 day of JANUARY, 2018, between Gary J. Billings as Successor Trustee of the Marion F Billings Living Trust dated 1/8/1997 under the provision of a deed or deeds in trust duly recorded and delivered to said trustee in pursuance of a trust agreement dated January 8, 1997, and known as the Marion F. Billings Living Trust, party of the first part, and Juan Train of 3706 N. Drake, Chicago, Illinois 60618, party of the second part.

X MARRIED MAN

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in COOK County, State of Illinois, to wit:

LOT 29 IN BLOCK I IN KINSEY'S IRVING PARK BOULEVARD SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (EXCEPT THE EAST 10 FEET THEREOF) OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 12-13-313-012-0000  
Property Address: 4125 N. Ottawa Avenue, Norridge, IL 60706

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., Ste. 2400  
Chicago, IL 60606-4650  
Attn: Search Department

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2017 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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.

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 in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

  
Gary J. Billings, Successor Trustee

**NORRIDGE TRANSFER-PASSED**  
Cert. # 2018TS-7711  
Issued By: KA Date: 1/23/18

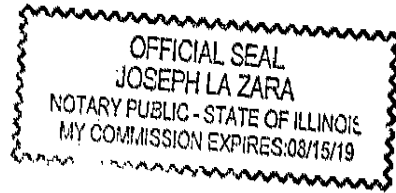
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STATE OF ILLINOIS  
COUNTY OF COOK

)  
) SS I, the undersigned, a Notary Public in and for the County and State aforesaid, DO  
) HEREBY CERTIFY that Gary J. Billings as Successor Trustee of the Marion F Billings Living Trust dated 1/8/1997, aforesaid, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 23 day of JANUARY, 2018.

  
Notary Public



Property of Cook County Clerk's Office