

UNOFFICIAL COPY

TRUSTEE'S DEED

410402136 '11

GIT

Doc#: 1827157047 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/28/2018 10:25 AM Pg: 1 of 2

Dec ID 20180901685934
ST/CO Stamp 2-109-282-464 ST Tax \$276.00 CO Tax \$138.00
City Stamp 1-381-370-016 City Tax: \$2,898.00

Above Space for Recorder's Use Only

THIS INDENTURE, made this 25 day of SEPTEMBER, 2018 by JOHN R. MULARSKI, AS SUCCESSOR TRUSTEE UNDER A TRUST AGREEMENT DATED AUGUST 28, 2014 AND KNOWN AS THE ARTHUR L. MULARSKI REVOCABLE TRUST, hereinafter referred to as Grantor, and IGNACIO ZEPEDA, hereinafter referred to as Grantee;

WHEREAS, Grantor is the duly acting Trustee of the ARTHUR L. MULARSKI REVOCABLE TRUST DATED AUGUST 28, 2014, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantor, not individually but as such Trustee, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, *divorced and not sole vendor* does hereby Grant, Sell and Convey to: IGNACIO ZEPEDA, A *divorced and not sole vendor*, pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as 9901 S. Damen Ave., Chicago, Illinois 60643 legally described as:

THE NORTH 50 FEET OF LOT 14 IN BLOCK 3 IN WALDEN TERRACE ADDITION, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF CHICAGO ROCK ISLAND AND PACIFIC RAILROAD DUMMY TRACT IN COOK COUNTY, ILLINOIS.

SUBJECT TO: (1) General real estate taxes for the year 2018 and subsequent years, (2) Covenants, conditions and restrictions of record. Hereby releasing and waiving rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 25-07-400-001-0000
Address of Real Estate: 9901 S. Damen Ave., Chicago, Illinois 60643

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustee, in and to the premises.

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

John R. Mularski SUCCESSOR TRUSTEE

 JOHN R. MULARSKI, AS SUCCESSOR TRUSTEE

STATE OF ILLINOIS)
) ss
 COUNTY OF Cook)

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN R. MULARSKI, AS SUCCESSOR TRUSTEE UNDER A TRUST AGREEMENT DATED AUGUST 28, 2014 AND KNOWN AS THE ARTHUR L. MULARSKI REVOCABLE TRUST is 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 he signed, sealed and delivered the said instrument as such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 25 day of SEPTEMBER, 2018

Commission expires 2/26/22



Cathy A. McMahon

 NOTARY PUBLIC


This instrument was prepared by
 M.W. Brady Law Firm - 17407 67th Ct, Ste 1, Tinley Park, IL 60477

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:



Jason Erlich
 Kluever & Platt, LLC
 150 N. Michigan Ave., Ste. 2600
 Chicago, Illinois 60601

Ignacio Zepeda
 9901 S. Damen Ave.
 Chicago, Illinois 60643

REAL ESTATE TRANSFER TAX	27-Sep-2018
 CHICAGO:	2,070.00
CTA:	828.00
TOTAL:	2,898.00 *

25-07-400-001-0000 | 20180901685934 | 1-381-370-016

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

REAL ESTATE TRANSFER TAX	27-Sep-2018
 COUNTY:	138.00
 ILLINOIS:	276.00
TOTAL:	414.00

25-07-400-001-0000 | 20180901685934 | 2-109-282-464