

UNOFFICIAL COPY

Doc#: 1922649003 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/14/2019 08:49 AM Pg: 1 of 3

TRUSTEE'S DEED

THIS INDENTURE, made this 7th day of August, 2019, between **Debby Bengtsen, as Successor Trustee under Declaration of Trust dated August 18, 1999 and known as the Raymond G. Bauer, Sr. 1999 Declaration of Trust, GRANTOR, AND Juan Tabares and Adriana Cigarroa Silva of 1515 N. 39th Ave., Stone Park, IL 60165, GRANTEES, AS TENANTS BY THE ENTIRETY.**

Dec ID 20190801648345
ST/CO Stamp 1-650-916-448 ST Tax \$189.00 CO Tax \$94.50

196-nw847013x
(1072)

THE ABOVE SPACE FOR RECORDER'S USE ONLY

WITNESSETH, That grantor, in consideration of the sum of ten (\$10.00) Dollars, and other good and valuable considerations in hand paid and in pursuance of the power and authority vested in the grantor as said trustee and of every other power and authority the grantor does hereby grant, sell and convey unto the grantee in fee simple, the following described real estate situated in County of Cook, State of Illinois, to wit:

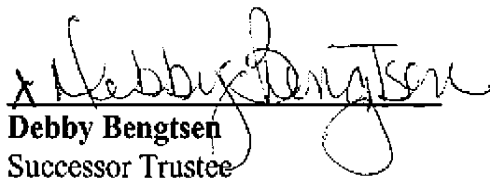
THE WEST 1/2 OF THE NORTH 110 FEET OF LOT 30 IN FREDERICK H. BARTLETT'S FULLERTON AVENUE FARMS, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE EAST 20 ACRES THEREOF AND ALSO EXCEPT THE EAST 3 ACRES OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4) OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 10109 Belden, Melrose Park, IL 60164 *unincorporated*

Permanent Index No.: 12-33-110-015-0000

SUBJECT TO: (1) General real estate taxes for the year 2018 and subsequent years
(2) Covenants, conditions and restrictions of record. (3) **BUILDING LINES AND EASEMENTS**

In Witness Whereof, the grantor, **Debby Bengtsen**, as Successor Trustee as aforesaid, hereunto set his/her hand and seal this 7th day of August, 2019.


Debby Bengtsen
Successor Trustee

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County and State aforesaid, **DO HEREBY CERTIFY** that **Debby Bengtson** as Administrator aforesaid, 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 she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 1st day of AUGUST, 2019.



[Signature]
Notary Public

Mail to and ~~Future Tax Bills to:~~

Mila Gloria Novak, P.C.
2300 W. Lake St
Melrose Park IL 60160

Future TAX Bills to
Juan A Tabares
Adriana Cigarra Silva
515 N 39th AVE
Stone Park IL 60165

MUNICIPAL TRANSFER STAMP
(If required)

COUNTY/STATE TRANSFER STAMP

REAL ESTATE TRANSFER TAX		12-AUG-2019
	COUNTY:	94.50
	ILLINOIS:	189.00
	TOTAL:	283.50
12-33-110-015-0000 20190801648345 1-650-916-448		

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PLAT ACT AFFIDAVIT

State of Illinois

County of Cook SS.

Donald M. Sejal, being duly sworn on oath, states that 15 Anthony resides

at 10109 6520th MARA PL. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons: 60164

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; - OR - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that He makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Donald M. Sejal

SUBSCRIBED and SWORN to before me
this 9th day of August, 2019

