



Chicago Title Insurance Company

TRUSTEE'S DEED

UNOFFICIAL COPY



1926140034D

Doc# 1926140034 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.60

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/18/2019 01:39 PM PG: 1 OF 3

BT 221W19-01109(T)112

THIS INDENTURE WITNESSTH, That the grantor(s) Juanita Smith, as Trustee of the James L. Smith and Juanita Revocable Trust dated January 3, 1992, of the County of Cook and State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warranty onto grantee, Emerik Tellez and Emigdio Tellez, as tenants by the entirety, the following described Real Estate in the County of Cook and State of Illinois, to wit:

Joint Tenants 1265 Glen Ln. Hoffman Estates, IL 60169

LOT 7 IN BLOCK 59 IN HOFFMAN ESTATES IV, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY AS SHOWN ON THE PLAT RECORDED APRIL 5, 1957 AS DOCUMENT NO. 16870207 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY ILLINOIS.

SUBJECT TO:

Covenants, conditions and restrictions of record, General taxes for the year 2019 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years

PERMANENT TAX NUMBER: 07-15-318-007-0000

Address(es) of Real Estate: 585 Mohave Street, Hoffman Estates, IL 60169

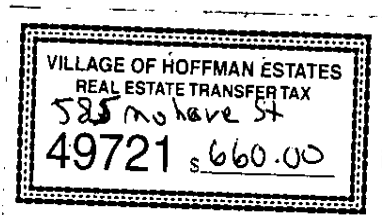
TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

In Witness Whereof, the grantor(s) aforesaid have hereunto set August 20, 2019 hand(s) and seal(s) this 20 day of

Juanita Smith (Signature)
Juanita Smith

After Recording Return To:

Burnet Title - Post Closing
1301 W. 22nd Street Suite 510
Oak Brook, IL 60523



REAL ESTATE TRANSFER TAX

Table with columns for County, Illinois, and Total, with values 110.00, 220.00, and 330.00 respectively. Includes date 11-Sep-2019 and tax ID 07-15-318-007-0000.

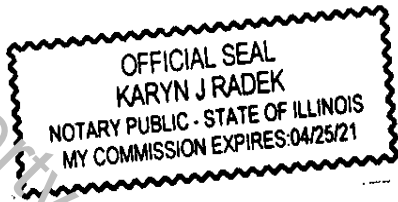
Handwritten notations: S Y, P 366, S N, M Y, SC Y, E 105 Y, INT Dk

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State of Illinois,
County of McHenry

I, Karyn J. Radek, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Juanita Smith, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 20th day of August, 2019.



Karyn J. Radek (Notary Public)

Prepared By: Thomas N. Radek
200 W. Main Street
Cary, IL 60013

Mail To: Cohen, Donahue & Setzlar
2400 Big Timber Rd, Suite 108
Elgin IL 60124

Grantee's Address:
1515 Barnington Pl. # 500
Hoffman Estates, IL
60169

Name & Address of Taxpayer:

Emerik Tellez
585 Mohave St.
Hoffman Estates IL 60169

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 8/23/2019

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

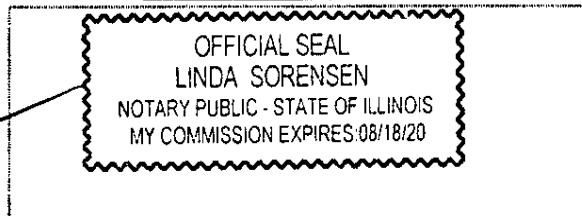
Subscribed and sworn to before me, Name of Notary Public: [Signature]

By the said (Name of Grantor): Juanita Smith

On this date of: 8/23/2019

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 8/23/2019

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

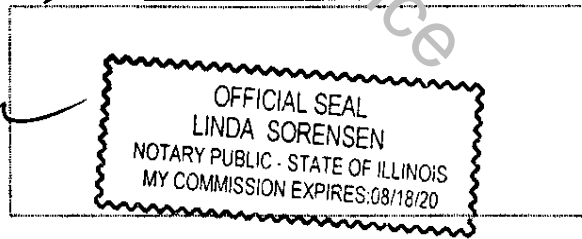
Subscribed and sworn to before me, Name of Notary Public: [Signature]

By the said (Name of Grantee): Emerick Tellez Emerick Tellez

On this date of: 8/23/2019

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)