

# UNOFFICIAL COPY

Doc#: 1935857056 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 12/24/2019 10:11 AM Pg: 1 of 3

Dec ID 20191201671988  
ST/CO Stamp 1-809-765-728 ST Tax \$117.00 CO Tax \$58.50  
City Stamp 1-211-004-256 City Tax: \$1,228.50

## TRUSTEE'S DEED

THIS INDENTURE, Made this December 16, 2019, between ITASCA BANK & TRUST CO., as Trustee, 308 W. Irving Park Road, Itasca, Illinois 60143, an Illinois Corporation, as Trustee under the provisions of a deed or deeds in trust to said bank in pursuance of a trust agreement known on its records as Trust No. 12440 party of the first part, Jorge Loza, never married and Maria Dora F. Gonzalez, divorced and not since married, as joint tenants with right of survivorship and not as tenants in common & trust dated March 17, 2019.

of 2918 North Sawyer, 1<sup>st</sup> Floor, Chicago, IL 60618 party(ies) of the second part,

WITNESSETH, that said party of the first part, in consideration of the sum of TEN (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby convey and quitclaim unto said party(ies) of the second part, the following described real estate, located in Cook County, Illinois, to-wit:

PIN: #13-27-213-047-1001

PROPERTY ADDRESS: 4006 West Nelson, #6 A, Chicago, IL 60618

*LEGAL ATTACHED*

~~LEGAL: The West 62-1/2 Feet and 5/8 Inches of Lots 9 and 10 in Block 1 in Belmont Gardens, a Subdivision of part of the North East Quarter of Section 27, Township 40 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded June 18, 1913 known as Document 5209764, in Cook County, Illinois.~~

Subject To: General Real Estate taxes for 2019, and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

REAL ESTATE TRANSFER TAX	19-Dec-2019
CHICAGO:	877.50
CTA:	351.00
TOTAL:	1,228.50 *

13-27-213-047-1001 | 20191201671988 | 1-211-004-256

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

together with the tenements and appurtenances there unto belonging.

TO HAVE AND TO HOLD the same unto said party(ies) of the second part, and to the proper use, benefit and behoof forever of said party(ies) of the second part.

SUBJECT TO: All unpaid taxes and special assessments, if any, and any easements, encumbrances and restrictions of record. 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 deed or mortgage conveying the above described premises (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.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Assistant Secretary, the day and year first above written.

REAL ESTATE TRANSFER TAX	19-Dec-2019
COUNTY:	58.50
ILLINOIS:	117.00
TOTAL:	175.50

13-27-213-047-1001 | 20191201671988 | 1-809-765-728

ITASCA BANK & TRUST CO.  
As Trustee as aforesaid.

By Carrie Pazienza  
Carrie Pazienza Trust Officer

FIDELITY NATIONAL TITLE SC 1903429 Attest Valerie DalPino  
Valerie DalPino Assistant Secretary

# UNOFFICIAL COPY

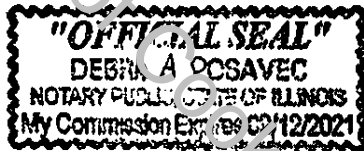
STATE OF ILLINOIS

County of DUPAGE

} SS.

I, THE UNDERSIGNED, A NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that the aforesaid Trust Officer of the ITASCA BANK & TRUST CO., and the aforesaid Assistant Secretary of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Assistant Secretary respectively, appeared before me in person, and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he/she, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as his/her own and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 16th day of December, 2019.



*Debra A. Posavec*

Notary Public

This document prepared by:  
Itasca Bank & Trust Co.  
James Mensching  
308 W. Irving Park Rd.  
Itasca, Illinois 60143

County Clerk's Office

PLEASE MAIL TO:  
BEATRIZ BETANCOURT  
ATTORNEY AT LAW  
2457 N. MILWAUKEE  
CHICAGO, IL 60647

PROPERTY ADDRESS  
4006 West Nelson  
#6A  
Chicago, IL 60618

MAIL SUBSEQUENT TAX BILLS TO:  
JORGE LOZA  
2918 N. SAWYER AVE  
CHICAGO, IL 60618

# UNOFFICIAL COPY

## EXHIBIT A

**Order No.:** SC19034294

**For APN/Parcel ID(s):** 13-27-213-047-1001

**For Tax Map ID(s):** 13-27-213-047-1001

---

THE WEST 62 1/2 FEET AND 5/8 INCHES OF LOTS 9 AND 10 IN BLOCK 1 IN BELMONT GARDENS, A SUBDIVISION OF PART OF IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 18, 1913 KNOWN AS DOCUMENT 5209764, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office