

UNOFFICIAL COPY

Doc#: 2000613204 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/06/2020 12:19 PM Pg: 1 of 2

GIT 41047346 & 1/3
TRUSTEES' DEED

Dec ID 20191101655501
ST/CO Stamp 2-090-468-704 ST Tax \$237.50 CO Tax \$118.75
City Stamp 1-016-726-880 City Tax: \$2,493.75

THIS AGREEMENT, made this
15th day of November,
2019, between SORIN IGNAT,
AS TRUSTEE UNDER TRUST
AGREEMENT DATED
APRIL 16, 2015 AND
KNOWN AS TRUST NO. 5752
Grantor, And

JUAN C. HERNANDEZ-RAMIREZ AND SONIA CONTRERA PEREZ, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, Grantee, 5752 S. Talman Ave., Chicago, IL 60629

WITNESSETH: The Grantor in consideration of the sum of Ten Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee, and of every other power and authority the Grantor hereunto enabling, do hereby convey and quitclaim unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

THE SOUTH 33 FEET OF THE NORTH 60 FEET OF THE EAST 1/2 OF LOT 26 IN CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index No.: 19-13-214-032-0000

COMMONLY KNOWN AS: 5752 South Talman, Chicago, IL 60629
Avenue

SUBJECT TO: (1) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (2) zoning laws and ordinances; (3) public and utility easements; (4) public roads and highways, if any; (5) party wall rights and agreements; (6) general real estate taxes for the year 2019 and subsequent years.

DATED this 2 day of DECEMBER, 2019



SORIN IGNAT

(SEAL)

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
 COUNTY OF WILL)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that SORIN IGNAT, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 16, 2015 AND KNOWN AS TRUST NO. 5752, 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 his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of December, 2019.



 NOTARY PUBLIC

This instrument was prepared by D. JAMES BADER OF
 THE LAW OFFICES OF D. JAMES BADER
 1395 B MAIN STREET, SUITE C
 Crete, Illinois 60417

SEND RECORDED DEED TO:

Law Offices of D. James Bader
 PO Box 1027
 Homewood, IL 60430

GRANTEE'S ADDRESS AND SEND
 SUBSEQUENT TAX BILLS TO:

Juan C. Hernandez-Ramirez
 5752 S. Talman Ave.
 Chicago, IL 60629

REAL ESTATE TRANSFER TAX		09-Dec-2019	
	COUNTY:	118.75	
	ILLINOIS:	237.50	
	TOTAL:	356.25	
19-13-214-032-0000 20191101655501 2-090-468-704			

REAL ESTATE TRANSFER TAX		09-Dec-2019	
	CHICAGO:	1,781.25	
	CTA:	712.50	
	TOTAL:	2,493.75 *	
19-13-214-032-0000 20191101655501 1-016-726-880			

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