

# UNOFFICIAL COPY

**This instrument prepared by:**

Jeffrey S. McDonald  
216 Higgins Rd.  
Park Ridge, IL 60068

Doc#: 2005155040 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/20/2020 10:45 AM Pg: 1 of 2

**Mail future tax bills to:**

Oscar Valenzuela and Sandra Valenzuela  
3511 North Pittsburgh Avenue  
Chicago, IL 60634

Dec ID 20200201612865  
ST/CO Stamp 2-089-604-960 ST Tax \$139.00 CO Tax \$69.50  
City Stamp 1-015-863-136 City Tax: \$1,459.50

5126 W. Eddy  
Chicago, IL 60641

**Mail this recorded instrument to:**

Victoria Perez  
4126 N. Lincoln Ave  
Chicago, IL 60618

## TRUSTEE'S DEED

This Indenture, made this 5 day of February, 2020, between ATG Trust Company, as Trustee of the Roy G. Benedict Trust, executed June 8, 2016, as from time to time amended, 1 S. Wacker Drive, 24<sup>th</sup> Floor, Chicago, Illinois 60606, party of the first part, and Oscar Valenzuela and Sandra Valenzuela of 5730 N. Marmora Avenue, Chicago, Illinois 60646, party of the second part.

**Witnesseth.** That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, as **Tenants in Common**, the following described real estate, situated in Cook County, State of Illinois, to wit:

LOT 23 IN BLOCK 1 IN GEORGE GAUNTLETT'S FOREST DRIVE SUBDIVISION IN THE WEST HALF (1/2) OF FRACTIONAL SOUTHEAST QUARTER (1/4) NORTH OF THE INDIAN BOUNDRY OF FRACTIONAL SECTION 23, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 12-23-403-023-0000  
Property Address: 3511 North Pittsburgh Avenue, Chicago, IL 60634

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year 2020 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

**To Have and To Hold** the same unto said party of the second part, and to the proper use, benefit, and behoof forever of said party of the second part.

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 or mortgage (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.

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Corporate Trustee

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 Christine Campbell Trust Officer and attested by its Shannon James Trust Officer, the day and year first above written.

ATG Trust Company  
Trustee

By Christine Campbell  
Trust Officer

Attest [Signature]  
Trust Officer

STATE OF ILLINOIS  
COUNTY OF Cook

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO  
HEREBY CERTIFY that Christine Campbell, on behalf of ATG Trust Company, as Trustee of the Roy G. Benedict Trust, executed June 8, 2016, as from time to time amended, as Trustee(s) aforesaid, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 5 day of Feb, 2020.

Elizabeth Nieman  
Notary Public

