

205TC00298MB 1/2

# UNOFFICIAL COPY

## TRUSTEE'S DEED

Name and address of Grantee  
(and send future tax bills to):  
Carla Valdez  
7963 N. Nordica Ave  
Niles, IL 60714

Doc#: 2021722013 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 08/04/2020 09:16 AM Pg: 1 of 2

Dec ID 20200501689492  
ST/CO Stamp 1-765-870-304 ST Tax \$230.00 CO Tax \$115.00

This deed was prepared by  
Barbara B. Goodman  
Attorney at Law  
555 Skokie Boulevard, Suite 250  
Northbrook, Illinois 60062  
847-317-0282

After recording, please mail to:  
Angela L. Kopp  
Thomas T. Boundas & Associates  
6428 Joliet Road  
Suite 204  
Countryside, IL 60525

This indenture made this 22<sup>nd</sup> day of May, 2020, by and between, Grantor **JUDITH V. WESTERN, AS TRUSTEE OF THE JUDITH V. WESTERN 2014 TRUST DATED SEPTEMBER 25, 2014**, and Grantee **CARLA VALDEZ**, of Skokie, IL

**WITNESSETH: JUDITH V. WESTERN, AS TRUSTEE OF THE JUDITH V. WESTERN 2014 TRUST DATED SEPTEMBER 25, 2014**, in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration in hand paid, and in pursuance of the power and authority vested in the Trustee and of every other power and authority thereunto enabling does hereby warrant and convey unto the grantee, the real estate below, situated in the County of Cook, in the State of Illinois, together with the tenements and appurtenances thereunto belonging or in any ways appertaining

PARCEL 1: THE EAST 28.26 FEET OF THE WEST 160.60 FEET OF THE SOUTH 1/2 OF LOT 2 IN LAWRENCEWOOD GARDENS A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: AN UNDIVIDED 1/16TH INTEREST IN THE WEST 15.0 FEET OF SAID LOT 2.

PARCEL 3: EASEMENTS AS SET FORTH IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR LAWRENCEWOOD GARDENS TOWNHOUSE PROJECT RECORDED FEBRUARY 15, 1962 AS DOCUMENT 18402993, AND BY PLAT OF SUBDIVISION RECORDED JULY 31, 1961 AS DOCUMENT 18232529 AND AS CREATED BY THE MORTGAGE RECORDED MARCH 2, 1962 AS DOCUMENT 18414277.

SUBJECT TO: general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Property address: 7963 North Nordica Avenue, Niles, IL 60714

# UNOFFICIAL COPY

Real estate index number: 10-30-125-032-0000  
10-30-125-221-0000

Dated: May 22, 2020

Judith V. Western  
Judith V. Western, as Trustee

STATE OF ILLINOIS                    )  
  )ss.  
COUNTY OF COOK                    )

I am a notary public for the County and State above. I certify that **JUDITH V. WESTERN, AS TRUSTEE**, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as she appeared before me on the date below and acknowledged that she signed and delivered the instrument as her free and voluntary acts, for the uses and purposes therein set forth.

Dated: May 22, 2020

Stephanie Randazzo-Dykas  
Notary Public

