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**UNOFFICIAL COPY**

**This instrument prepared by:**


Andrew P. Maggio, Jr  
7819 West Lawrence  
Norridge, IL 60706

**Mail future tax bills to:**

Joseph Yalda  
4319 N. Ozanam Ave.  
Norridge, IL 60706

**Mail this recorded instrument to:**

Joseph Yalda  
4319 N Ozanam Ave  
Norridge IL 60706

  
\*20220080190\*  
Doc# 2022008019 Fee \$28.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
EDWARD M. MOODY  
COOK COUNTY RECORDER OF DEEDS  
DATE: 08/07/2020 09:04 AM PG: 1 OF 2

**TRUSTEE'S DEED**

This Indenture, made this 27th day of July, 2020, between Ethelvina F. Castellanos as Trustee under the provision of a deed or deeds in trust duly recorded and delivered to said trustee in pursuance of a trust agreement dated , and known as Trust of the Ethelvina F. Castellanos revocable trust agreement dated March 20, 2013, party of the first part, and Joseph Yalda of 3021 W. Howard Ave., Chicago, Illinois 60642, party of the second part.

*\*a single man*

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, the following described real estate, situated in COOK County, State of Illinois, to wit:



LOT 20 IN BLOCK 4 IN KINSEY IRVING PARK HIGHLANDS (EXCEPT THE WEST 330 FEET OF THE SOUTH 132 FEET) OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
Permanent Index Number(s): 12-13-301-020-0000  
Property Address: 4319 N. Ozanam Ave., Norridge, IL 60706

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of ~~2019~~<sup>2020</sup> 2nd installment 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 to hold 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.

REAL ESTATE TRANSFER TAX		07-Aug-2020
	COUNTY:	225.00
	ILLINOIS:	450.00
	TOTAL:	675.00

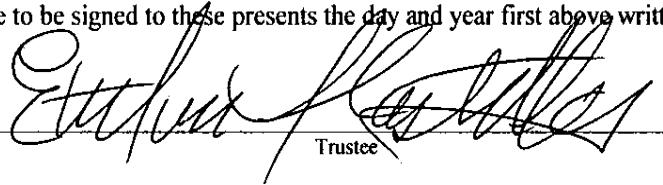
12-13-301-020-0000 | 20200701642190 | 2-040-529-376

**NORRIDGE TRANSFER-PASSED**  
Cert. # 2020TS-0709  
Issued By: [Signature] Date: 7/27/2020

# UNOFFICIAL COPY

## Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

  
Trustee

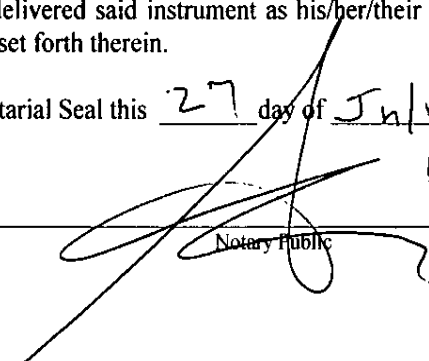
Trustee

STATE OF ILLINOIS  
COUNTY OF COOK

)  
) SS  
)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO  
HEREBY CERTIFY that Ethelvina F. Castellanos, 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 27 day of July, 2020.

  
Notary Public

Property of Cook County Office

