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TRUSTEE'S DEED ILLINOIS

Old Republic National Title
9601 Southwest Highway
Oak Lawn, IL 60453

#20116705 1/2

ORT File No. 20116705



2023840070

Doc# 2023840070 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/25/2020 11:00 AM PG: 1 OF 3

THIS INDENTURE, made this 23rd day of June, 2020 between PETER J. BOUDREAU and SHANNON A. BOUDREAU, as Co-Trustees of THE BOUDREAU FAMILY REVOCABLE TRUST DATED JANUARY 23, 2019, Grantor(s), and ITZEL HERNANDEZ (3255 North Monticello, Chicago, IL 60618) a married woman, Grantee(s).

WITNESSETH, that said Grantor(s) in consideration of the sum of Ten Dollars (\$10.00) receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor(s) as said Trustee(s), and of every other power and authority the Grantor(s) hereunto enabling, do(es) hereby convey and Quit Claim unto the Grantee(s), in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION OF THE PROPERTY

Commonly known as: 114 N. Elm St Mount Prospect, IL 60056

Permanent Index Number: 03-34-415-011-0000

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

To have and to hold, the same unto said party of the second part, and to the proper use, benefit and behoove, forever, of said party of the second part.

This deed is executed by the part of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed of Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds

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and/or mortgages upon said real estate, if any, recorded or registered in said county. Releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, Grantor, not individually, but as Trustee aforesaid, have hereunto set their hand and seal the day and year first above written.

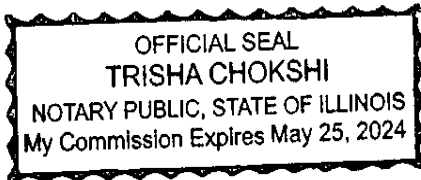
Peter J. Boudreau
Peter J. Boudreau as Trustee, aforesaid

Shannon A. Boudreau
Shannon A. Boudreau as Trustee, aforesaid

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

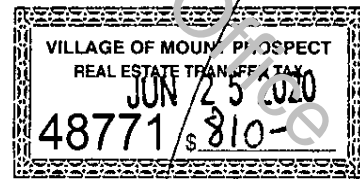
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT PETER J. BOUDREAU and SHANNON A. BOUDREAU, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act as such Trustees of THE BOUDREAU FAMILY REVOCABLE TRUST DATED JANUARY 23, 2019, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23rd day of June, 2020.



Trisha Chokshi
Notary Public

This Instrument was prepared by:
Chokshi Filippone Law LLC
401 E. Prospect Ave., Ste. 211
Mount Prospect, IL 60056



SEND SUBSEQUENT TAX BILLS TO:

Itzel Hernandez
114 N. Elm St.
Mount Prospect, IL 60056

MAIL RECORDED DEED TO:

Itzel Hernandez
114 N. Elm St
Mount Prospect, IL 60054

REAL ESTATE TRANSFER TAX

21-Jul-2020

| | | | |
|--|--|-----------|--------|
| | | COUNTY: | 135.00 |
| | | ILLINOIS: | 270.00 |
| | | TOTAL: | 405.00 |

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LEGAL DESCRIPTION

The Land is described as follows:

LOT 63 IN FRANK SERAFINE SUBDIVISION, BEING A SUBDIVISION OF PART OF SOUTH HALF OF SOUTH EAST QUARTER OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address:

114 N Elm St Mount Prospect, IL 60056

Permanent Index Number:

03-34-415-011-0000

Property of Cook County Clerk's Office