

UNOFFICIAL COPY

TRUSTEE'S DEED

Doc#: 2030362024 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/29/2020 10:03 AM Pg: 1 of 4

Dec ID 20200801676485


RECORDER'S STAMP

THE GRANTOR(S) **LYDIA GARCIA TRUST**, as Trustee under the provisions of a certain Trust Agreement dated the 21st day of October, 2010, and **STEVEN M. GARCIA**, Successor Trustee, of the Town of Cicero, State of Illinois and in consideration of \$10.00 (TEN DOLLARS) and other good and valuable consideration in hand paid, CONVEY(S) AND QUIT CLAIM(S) TO:

SAMUEL R. GARCIA, GRANTEE, with residence address at: 5235 West 25th Street, Cicero, County of Cook State of **Illinois** all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See attached legal description.

PERMANENT INDEX NUMBER: 16-28-223-019-0000

T O W N O f C I C E R O	Town of Cicero	Address: 5134 W 25TH PL	<u>Real Estate Tran</u>
		Date: 08/27/2020	<u>\$50.00</u>
		Stamp #: 2020-7057	<u>Payment Type: c</u>
		By: pcervantes	<u>Compliance #:</u>
			<u>Exempt</u>

Commonly Known As: **5134 WEST 25TH PLACE, CICERO, ILLINOIS 60804**

Grantors warrant the title to the property subject only to unpaid real estate taxes, and easements, restrictions, and other matters of record, and the rights of tenants in possession under leases in effect on the above described real property.

This Trustee's deed is an absolute conveyance and grant of title, Grantors having sold and conveyed the above described real property, together with all improvements and appurtenances.

Grantors further declare that this conveyance is freely and fairly made with the advice, or opportunity for advice, of legal counsel of its own selection. There are no agreements, oral or written, other than tis Trustee's deed. Grantor further acknowledges fair and adequate consideration has been given for its waiver of all redemption and cure rights permitted by law.

GRANTOR(S) have executed this deed on August 22nd, 2020.



STEVEN M. GARCIA, Successor Trustee

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LEGAL DESCRIPTION

5134 West 25th Place, Cicero, IL 60804

LOT 31 IN HAWTHORNE LAND IMPROVEMENT COMPANY
RESUBDIVISION OF BLOCKS 13 AND 14 TOGETHER WITH VACATED
ALLEY AND STREETS IN MORTON PARK IN THE NORTH EAST ¼ OF
SECTION 28, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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ACKNOWLEDGMENT:

Lisa Y. Slobodzian
LISA Y. SLOBODZIAN, as Executor of the Estate
 Of Lydia Garcia

8/22/2020
 DATED

STATE OF ILLINOIS }
 } ss
 COUNTY OF COOK }

I, the undersigned a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Steven M. Garcia, Successor Trustee and Lisa Y. Slobodzian, known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

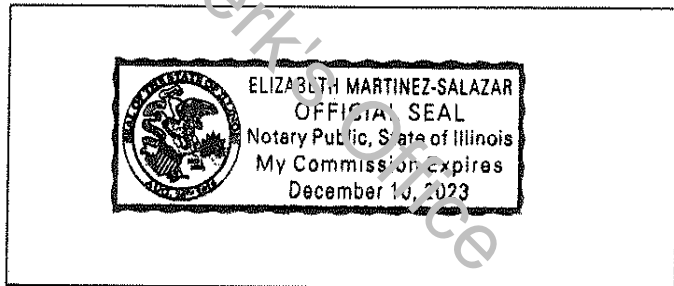
Given under my hand and notary seal this 22nd day of August, 2020.

Elizabeth Martinez-Salazar
 Notary Public

My commission expires on 12-10-2023.

Exempt under the provisions of
 Paragraph E, Section 4,
 Real Estate Transfer Act,
 Dated 8/22/2020

Samuel R. Garcia



IMPRESS SEAL HERE

NAME AND ADDRESS OF TAXPAYER:

SAMUEL R. GARCIA, 5134 WEST 25TH PLACE, CICERO, ILLINOIS 60804

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STATEMENT OF GRANTOR AND GRANTEE

The grantor or his agent affirms that, to be the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

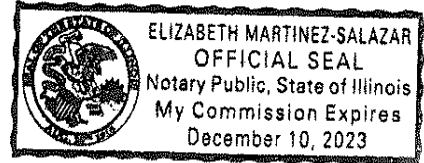
Dated: 22nd August, 2020

GRANTOR

Signature: *Steven M. Garcia*
STEVEN M. GARCIA, SUCCESSOR TRUSTEE

Subscribed and sworn to before me

This 22nd day of AUGUST, 2020.



Elizabeth Martinez-Salazar
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

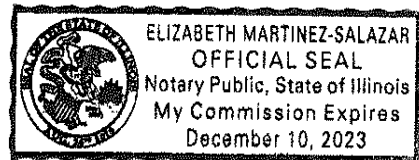
Dated: Aug. 22, 2020

GRANTEE

Signature: *Samuel R. Garcia*
SAMUEL R. GARCIA, GRANTEE

Subscribed and sworn to before me

This 22nd day of AUGUST, 2020.



Elizabeth Martinez-Salazar
Notary Public

NOTE: Any person who knowingly submits false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for a subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act]