

Doc#: 2030362025 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/29/2020 10:03 AM Pg: 1 of 4

Dec ID 20200801676410

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:

LISA Y. SLOBODZIAN and STEVEN M. GARCIA, as Joint Tenants with Rights of Survivorship, GRANTEE(s), of the 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: 16-28-127-005-0000

Commonly Known As: **5233-35 WEST 25TH STREET, 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 22, 2020.


STEVEN M. GARCIA, Successor Trustee

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Town of Cicero



Address: 5233 W 25TH ST
Date: 08/27/2020
Stamp #: 2020-7058
By: pcorvantes

Real Estate Tran:
\$50.00
Payment Type: c
Compliance #:
Exempt:

UNOFFICIAL COPY

LEGAL DESCRIPTION

5233-35 W. 25th St., Cicero, IL 60804

LOTS 17 AND 18 IN HAWTHORNE LAND AND IMPROVEMENTS
COMPANY'S ADDITION TO MORTON PARK, BEING A SUBDIVISION OF
THE EAST ½ OF THE NORTHWEST 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

UNOFFICIAL COPY

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: August 22, 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

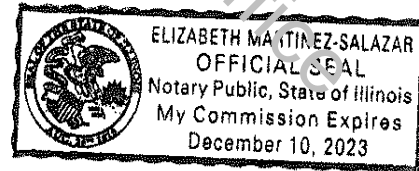
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: August 22, 2020

GRANTEE (S)

Signature: *Steven M. Garcia*
STEVEN M. GARCIA, GRANTEE

Signature: *Lisa Y. Slobodzian*
LISA Y. SLOBODZIAN, 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]