## TRUSTEE'S DEED UNOFFICIAL COPY

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 21<sup>st</sup> 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 CLARM(S) TO:

LISA Y. SLOBODZIAN and STEVEN M. GALCIA, as Joint Tenants with Rights of Survivorship, GRANTEE(s), of the County of Cook, State of Illinois ill 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, ILLINGIS 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

T OW NO T A

Town of Cicer

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Address: \$233 w 2514 st Date: 08/27/2020 Stamp #: 2020-7058 By: poervances Real Estate Tran \$50,00 Payment Type: c Compliance #: Exempt

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#### **UNOFFICIAL COP**

ACKNOWLEDGMENT:

Of Lydia Garcia

**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. Gercia, 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 toat 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 22 day of August, 2020.

My commission expires on 12-10 - 2023.

Exempt under the provisions of Paragraph E, Section 4, Real Estate Transfer Act,

Dated /3/12/2020

ELIZACETH MARTINEZ-SALAZAI OFF CIAL SEAL lotary Public Stire of Illinois My Commission Expires December 10, 2523

IMPRESS SEAL HERE

NAME AND ADDRESS OF TAXPAYER:

LISA Y. SLOBODZIAN STEVEN M. GARCIA 5233-35 West 25th ST. CICERO, TL 60804

Prepared by: Carranza Law Group, Inc., 5814 W. Cermak Road, Cicero, IL 60804

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### **UNOFFICIAL COPY**

#### **LEGAL DESCRIPTION**

5233-35 W. 25<sup>th</sup> 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  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 28, TOWNSHIP 39 NGE
STY, ILL

CONTROL

CONTROL NORTH, PANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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# FICIAL CUPATEMENT OF 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.

Hunst 22,2020

GRANTOR

Signature:

Subscribed and sworn to before me

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 of 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: Kugast 22,2020

GRANTEE (S)

Signature:

Signature: Zun GM

Subscribed and sworn to before me

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]



16/4/5

ELIZABETH MARTINEZ-SALAZAR OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires December 10, 2023