

UNOFFICIAL COPY



Chicago Title Insurance Company

TRUSTEE'S DEED

Doc#: 2036401040 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/29/2020 09:41 AM Pg: 1 of 3

3456407876
68267877
6446509

THIS INDENTURE, made on October 28, 2020 between The 2409 Wesley Land Trust #1, by FERNANDO VELEZ, not personally but as Trustee under the provisions of a certain Trust Agreement dated March 15, 2019 known as The 2409 Wesley Land Trust # 1 party of the first part, and FERNANDO VELEZ, a widower, 2409 WESLEY, BERWYN, Illinois 60402 party/parties of the second part

WITNESSETH, that said party of the first part, in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid does hereby convey and **QUIT-CLAIM** unto said party/parties of the second part, the following described REAL ESTATE, situated in Cook County, Illinois, to wit:

LOT 34 IN OAK PARK AVENUE HOME ADDITION, BEING A SUBDIVISION OF LOT 6 IN THE PARTITION OF THE WEST 51.49 ACRES OF THE WEST ½ OF THE NORTHEAST ¼ AND THE EAST 41 ACRES OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As 2409 WESLEY, BERWYN, Illinois 60402

Property Index Number 16-30-218-004-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.

This deed is executed by the party 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 or 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 and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presented by one of its officers, the day and year first above written.

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH 2 OF THE BERWYN CITY
CODE SEC. 888.06 AS A REAL ESTATE
TRANSACTION
DATE 10-30-20 TELLER CP

By Fernando Velez
The 2409 Wesley Land Trust #1
by Fernando Velez
as Trustee, as aforesaid, and not personally

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State of Illinois
County of Cook

I, Kelly M. Cimaglia, a notary Public in and for
said County, in the State aforesaid, do hereby certify an officer of The 2409 Wesley Land
Trust #1 personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared
before me this day in person and acknowledged that said officer of said association signed and delivered this instrument
as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 30th day of October, 2020.



[Signature] (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 31 - 45,
REAL ESTATE TRANSFER TAX LAW
DATE: 10/30/2020

[Signature]
Signature of Buyer, Seller or Representative

Prepared By: Robert J. Lovero
6536 Cermak Rd.
Berwyn, Illinois 60402

Mail To:
FERNANDO VELEZ
2409 WESLEY
BERWYN, Illinois 60402

CLERK OF COOK COUNTY Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR or his agent affirms that, to 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 title to real estate under the laws of the State of Illinois.

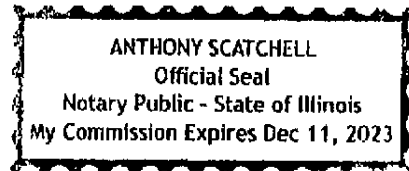
Dated 10 NOV, 2020.

Signature: Fernando Velez
Grantor or Agent

Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the said, Fernando Velez this 10th day of NOV, 2020.

Notary Public: [Signature]



The GRANTEE or his agent affirms that, to 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 title to real estate under the laws of the State of Illinois.

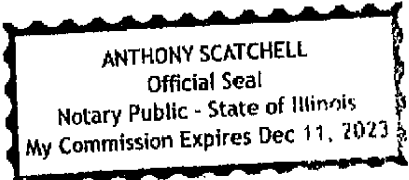
Dated 10 NOV, 2020.

Signature: Fernando Velez
Grantee or Agent

Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the said, Fernando Velez this 10th day of NOV, 2020.

Notary Public: [Signature]



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

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