

UNOFFICIAL COPY

This instrument prepared by:
Law Offices of John Papadia, Ltd.
8501 W. Higgins, #440
Chicago, IL 60631

Doc#: 2036513391 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/30/2020 12:04 PM Pg: 1 of 2

Mail future tax bills to:
Nicholas Martinez and Danielle Martinez
5212 W Waveland Ave
Chicago, IL 60641

Dec ID 20201101667253
ST/CO Stamp 0-200-948-704 ST Tax \$289.00 CO Tax \$144.50
City Stamp 0-669-468-640 City Tax: \$3,034.50

Mail this recorded instrument to:
Heidi Coleman, Esq.
7301 N. Lincoln Ave., Ste. 140
Lincolnwood, IL 60712

TRUSTEE'S DEED

This Indenture, made this 23 day of NOVEMBER, 2020, between GRANTOR, Claudia J. Surbaugh, as Trustee under the provisions of the Claudia J. Surbaugh Declaration of Trust dated May 4, 2004, and GRANTEEES, Nicholas Martinez and Danielle Martinez of EVANSTON, IL, Illinois, as joint tenants

Witnesseth. That said Grantor, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said Grantees, the following described real estate, situated in COOK County, State of Illinois, to wit:

The West 30 feet of the East 148.40 feet of Lot 12 in Koster and Zander's Sudivision of Lot 2, except the North 30.65 feet thereof, of Circuit Court Commissioners' Partition of the South 1/2 of the Northeast 1/4 and the East 1/2 of the East 1/2 of the Northwest 1/4, except the North 20 acres thereof, in Section 21, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 13-21-123-033-0000
Property Address: 5212 W Waveland Ave, Chicago, IL 60641

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2020 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

To Have and To Hold the same unto said Grantees, and to the proper use, benefit, and behold forever of said Grantees.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. T

UNOFFICIAL COPY

Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

Claudia J. Surbaugh
Claudia J. Surbaugh, Trustee

STATE OF ILLINOIS

COUNTY OF COOK

) I, the undersigned, a Notary Public in and for the County and State aforesaid, DO
) SS HEREBY CERTIFY that Claudia J. Surbaugh, as Trustee under the provisions of the
) Claudia J. Surbaugh Declaration of Trust dated May 4, 2004, as Trustee(s) aforesaid,
personally known to me to be the same person(s) whose name(s) is/are subscribed to the
foregoing instrument as such Trustee(s), appeared before me this day in person and
acknowledged that he/she/they signed and delivered said instrument as his/her/their free
and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 03 day of November 2020



[Signature]
Notary Public

Property of Cook County Clerk's Office