

# UNOFFICIAL COPY

Old Republic National Title-  
Insurance Company  
9601 South West Highway  
Oak Lawn, IL 60453


20125124 1/2  
**TRUSTEE'S DEED**

Mail to:

DANIEL R. HERNANDEZ  
3354 N. Paulina St., Suite 200  
Chicago, IL 60657

Name & Address of Taxpayer:

RUBEN DUARTE  
8404 S. Kostner Ave.  
Chicago, IL 60652

  
\*21028130620\*  
Doc# 2102813062 Fee \$88.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK  
DATE: 01/28/2021 12:10 PM PG: 1 OF 3

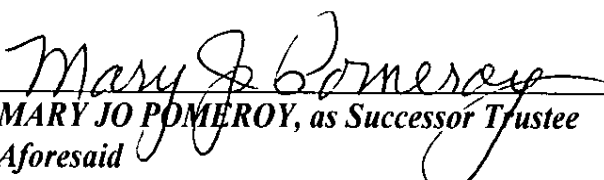
This Indenture, made this 24 day of November, 2020, between Grantor, **MARY JO POMEROY, as Successor Trustee of the DECLARATION OF TRUST AND TRUST AGREEMENT OF DOROTHY E. ALLEN dated November 13, 1995**, and Grantees, **RUBEN DUARTE, a single person, and JUDITH MANZANO, a single person**, of 5926 S. Tripp, Apt. 2, Chicago, Illinois 60629; WITNESSETH, that the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor and said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby convey and quit claim unto the Grantees, **as Joint Tenants with Right of Survivorship**, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**See Attached Exhibit A**

**Commonly known as 8404 S. Kostner Ave., Chicago, Illinois 60652  
P.I.N. 19-34-304-038-0000**

Subject to covenants, conditions and restrictions of record and real estate taxes for the year 2020 and subsequent years, together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

IN WITNESS WHEREOF, **MARY JO POMEROY, as Successor Trustee of the DECLARATION OF TRUST AND TRUST AGREEMENT OF DOROTHY E. ALLEN dated November 13, 1995**, has aforesaid hereunto set her hand and seal the day and year first above written.

  
\_\_\_\_\_  
**MARY JO POMEROY, as Successor Trustee**  
Aforesaid

(SEAL)

S Y  
P 3  
S L  
M Y  
SC Y  
E N  
INT APP

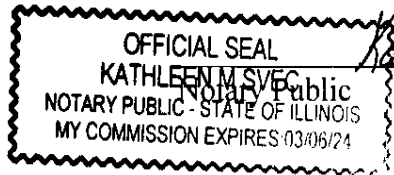
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that *MARYJO POMEROY* is personally known to me to the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 OFFICIAL SEAL this 24 day of Nov., 2020.


Commission expires: 03/06/2024



IMPRESS SEAL HERE:

### COUNTY/ILLINOIS TRANSFER STAMPS

REAL ESTATE TRANSFER TAX		25-Nov-2020	
		COUNTY:	102.50
		ILLINOIS:	205.00
		TOTAL:	307.50
19-34-304-038-0000   20201101668537   1-079-322-592			

REAL ESTATE TRANSFER TAX		25-Nov-2020	
		CHICAGO:	1,537.50
		CTA:	615.00
		TOTAL:	2,152.50 *
19-34-304-038-0000   20201101668537   2-140-481-504			
* Total does not include any applicable penalty or interest due.			

This instrument was prepared by:

**JAMES J. MORRONE, Attorney at Law**  
12820 S. Ridgeland Ave., Unit C, Palos Heights, IL 60463

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

SOUTH 14 FEET OF LOT 1 AND 2 (EXCEPT THE SOUTH 7 FEET THEREOF) IN BLOCK 34 IN FREDERICK H. BARTLETT'S CITY OF CHICAGO SUBDIVISION OF LOTS 2 AND 3 IN ASSESSOR'S SUBDIVISION OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF THE EAST 129 FEET OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 34 AS LIES IN SAID LOT 3 AND EXCEPT RAILROAD) IN COOK COUNTY, ILLINOIS.

Address commonly known as:  
8404 S Kostner Ave  
Chicago, IL 60652

PIN#: 19-34-304-038-0000

Property of Cook County Clerk's Office