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TRUSTEE'S DEED

Doc#. 2105539048 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 02/24/2021 08:10 AM Pg: 1 of 2

Dec ID 20210201630166

ST/CO Stamp 1-830-085-648 ST Tax \$190.00 CO Tax \$95.00

Above Space for Recorder's Use Only

THIS INDENTURE, made this 2" day of FESLUREY Joy by Janet A Diaz, as Trustee of Anthony and Janet Diaz Trust dated January 12, 2008 hereinafter referred to as Grantor, and Irene M. Villa of 8650 S. Learlington Ave., of the City of Burbank, County of Cook, State of IL, hereinafter referred to as Grance:

* asingle women

WHEREAS, Grantor is the duly acting Trustee of Anthony and Janet Diaz Trust dated January 12, 2008, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantor, not individually but as such Trustee, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to: Irene M. Villa of 8650 S. Learnington Ave., Burbank, IL 60459 pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as 10001 Oxford Avenue, Chicago Ridge, IL 60415, legally described as:

LOTS 1 AND 2 AND THE NORTH 2 FEET OF LOT 3 IN BLOCK 6 IN CHICAGO RIDGE, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH. RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY. ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record and general real estate taxes

for 2020 and subsequent years.

Permanent Index Number: 24-17-119-001-0000 and 24-17-119-037-0000

Address(es) of Real Estate: 10601 Oxford Avenue, Chicago Ridge, IL 60415

UNOFFICIAL COPY

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustee, in and to the premises.

IN WITNESS WHEREOF, Grantor, not individually, but as Trustee aforesaid, has hereunto set her hand and seal the day and year first above written.

Janet A Diaz, as Trustée of Anthony and Janet Diaz Trust dated January 12, 2008

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 Janet A Diaz, as Trustee of Anthony and Janet Diaz Trust dated January 12, 2008 personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day reperson, and acknowledged that she signed, sealed and delivered the said instrument as such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this __day of JE buary, 2021

OFFICIAL SEAL
MAUREEN P SULLIVAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/21/21

NOTARY PUBLIC

This instrument was prepared by: Scott R. Wheaton Scott R. Wheaton & Associates 3108 Ridge Road Lansing, IL 60438

MAIL TO: Irene M. Villa 10601 Oxford Avenue Chicago Ridge, IL 60415

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SEND SUBSEQUENT TAX BILLS TO: Irene M. Villa 10601 Oxford Avenue Chicago Ridge, IL 60415

Or Recorder's Office Box No.

COUNTY: 95.00
ILLINOIS: 190.00
TOTAL: 285.00

24-17-119-001-0000 | 20210201630166 | 1-830-085-648