

# UNOFFICIAL COPY

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142

Doc# 2107534230 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 03/16/2021 02:04 PM Pg: 1 of 2

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

Dec ID 20210201648142

ST/CO Stamp 0-672-365-584 ST Tax \$586.00 CO Tax \$293.00

City Stamp 1-132-354-576 City Tax: \$6,153.00

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## TRUSTEE'S DEED

THE GRANTOR, **BENNY ROSADO AND CARMEN I. ROSADO, AS TRUSTEES OF THE ROSADO FAMILY 2017 TRUST UNDER DECLARATION OF TRUST DATED 10/4/2017**, pursuant to the terms of that certain trust agreement, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, CONVEY AND WARRANT to **SUSAN WOLF**, of **4850 N. Albany Ave., Unit 2N, Chicago, IL 60625**, all interest in the following described real estate, together with any improvements thereon, collectively the "Property", situated in the County of COOK, State of Illinois, to wit: *a single individual*

**LOT 15 IN BLOCK 2 IN H. L. LEWIS ADDITION TO MONTROSE, A SUBDIVISION OF THE NORTH 1/8 OF THE SOUTH EAST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number(s): **13-16-402-011-0000**

Property Address: **4932 W. Pensacola Ave., Chicago, IL 60641**

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustees, and not personally, pursuant to the terms of that certain trust agreement called the **Rosado Family 2017 Trust dated 10/4/2017**.

Subject, however, to the general taxes for the year of **2020** and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Dated this 26<sup>th</sup> day of February, 2021.

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Trustee's Deed, pg 2

*Benny Rosado*  
BENNY ROSADO, AS TRUSTEE OF THE  
ROSADO FAMILY 2017 TRUST UNDER  
DECLARATION OF TRUST DATED  
10/4/2017

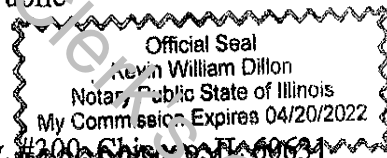
*Carmen I Rosado*  
CARMEN I. ROSADO, AS TRUSTEE OF  
THE ROSADO FAMILY 2017 TRUST  
UNDER DECLARATION OF TRUST  
DATED 10/4/2017

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that BENNY ROSADO AND CARMEN I. ROSADO, AS TRUSTEES, and not personally, pursuant to the terms of that certain trust agreement called **the Rosado Family 2017 Trust dated 10/4/2017**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waive of the right of homestead.  
Given under my hand and notarial seal, this 26th day of February, 2021.

*Kevin William Dillon*  
Notary Public

My commission expires: \_\_\_\_\_



PREPARED BY:

Kevin W. Dillon, Attorney at Law, 6650 N. Northwest Hwy, #200, Chicago, IL 60631

AFTER RECORDING MAIL TO:

Law Office of Ron Kas  
2272 95th Street #200  
Naperville, IL 60564

MAIL TAX BILLS TO:

Susan Wolf  
4932 W. Rensselaer Avenue  
Chicago, IL 60641