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Doc# 2108420178 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/25/2021 09:41 AM Pg: 1 of 5
Dec ID 20210201643248

MAIL RECORDED DEED TO:

Joseph and Teresa Pedraza
9816 ● Tulley Avenue
Oak Lawn, IL 60453

MAIL SUBSEQUENT TAX BILLS TO:

Joseph and Teresa Pedraza
9816 ● Tulley Avenue
Oak Lawn, IL 60453

TRUSTEE'S DEED

Statutory (Illinois)

THIS INSTRUMENT, made this 9th day of December, 2020, between JOSEPH D. PEDRAZA and TERESA PEDRAZA as trustees of THE PEDRAZA FAMILY TRUST, dated July 22, 2019, as Grantors, and VICTORIA PEDRAZA, JOSEPH D. PEDRAZA and TERESA PEDRAZA, husband and wife, not as Tenants in Common, but as Joint Tenants, with full rights of survivorship, Grantees:

WITNESSETH, that Grantors, 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 Grantors, as trustees of said trust, and of every other power and authority the Grantor hereunto enabling, does hereby convey and warrant unto the Grantee, the following described Real Estate situated in the County of Cook, State of Illinois, together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, to wit:

LEGAL DESCRIPTION: See attached.
ADDRESS OF PROPERTY: 9816 ● Tulley Ave., Oak Lawn, IL 60453
PROPERTY INDEX NUMBER: 24-09-217-018-0000

SUBJECT ONLY TO THE FOLLOWING, IF ANY: COVENANTS AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

Exempt from real estate transfer taxes pursuant to 35 ILCS 200/31-45(e).

Joseph D. Pedraza Grantor Teresa Pedraza Grantor

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DATED: 12/9/20

Joseph D. Pedraza
JOSEPH D. PEDRAZA, as trustee of
THE PEDRAZA FAMILY TRUST
DATED JULY 22, 2019

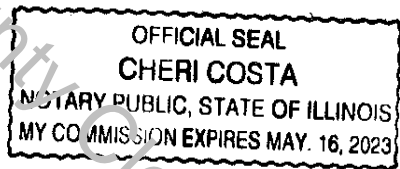
Teresa Pedraza
TERESA PEDRAZA, as trustee of
THE PEDRAZA FAMILY TRUST
JULY 22, 2019

STATE OF ILLINOIS, COUNTY OF COOK: SS

The undersigned, a Notary Public in State aforesaid, **DOES HEREBY CERTIFY** that JOSEPH D. PEDRAZA and TERESA PEDRAZA, as trustees of THE PEDRAZA FAMILY TRUST DATED JULY 22, 2019, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and official seal this 9th day of December, 2020.

Cheri Costa
Notary Public



This instrument prepared by:
Cheri Costa
Cheri Costa Law LLC
15255 S. 94th Avenue, Suite 500
Orland Park, IL 60462

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LEGAL DESCRIPTION

LOT 4 IN WEIDNER'S SUBDIVISION OF THE NORTH 2/3 OF BLOCK 41 IN SUBDIVISION OF CERTAIN UNSUBDIVIDED BLOCKS IN MINNICK'S OAK LAWN SUBDIVISION BEING A SUBDIVISION OF THE NORTH WEST ¼ AND THE WEST 20 ACRES OF THE NORTH EAST ½ OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 699.94 FEET OF THE EAST 696 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

Property 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 and hold title to real estate under the laws of the State of Illinois.

Date: 12/9/20

Signature: Joseph D. Pedraza
JOSEPH D. PEDRAZA

Signature: Teresa Pedraza
TERESA PEDRAZA

SUBSCRIBED and SWORN to before me
by the said Joseph D. Pedraza and Teresa Pedraza
this 9th day of December, 2020.

[Signature]
Notary Public



The Grantee or his agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

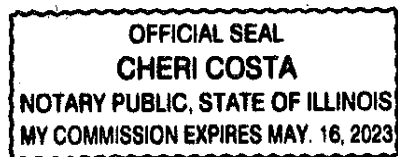
Date: 12/9/20

Signature: Joseph D. Pedraza
JOSEPH D. PEDRAZA

Signature: Teresa Pedraza
TERESA PEDRAZA

SUBSCRIBED and SWORN to before me
by the said Joseph D. Pedraza and Teresa Pedraza
this 9th day of December, 2020.

[Signature]
Notary Public



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1416 South Raymond Avenue, Oak Lawn Illinois 60453
Telephone: (708) 636-4400 | Facsimile: (708) 636-8005 | WWW.OAKLAWN-IL.GOV



**CERTIFICATE OF REAL ESTATE
TRANSFER TAX EXEMPTION**

9816 S TULLEY

Oak Lawn Il 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1 (D) of said Ordinance

Dated this 17TH day of DECEMBER, 2020

Dr. Sandra Bury
Village President

Jane M. Quinlan, MMC
Village Clerk

Randy Palmer
Interim Acting
Village Manager

Village Trustees
Tim Desmond
Paul A. Mallo
Alex G. Olejniczak
Thomas E. Phelan
Bud Stalker
Terry Vorderer



Brian J. Hanigan
Director of Finance & Administrative Services

SUBSCRIBED and SWORN to before me this

17TH Day of DECEMBER, 2020

