

UNOFFICIAL COPY

TRUSTEES DEED

1872 2055A915044LP
MAIL RECORDED DEED TO:

Esperanza Frausto *Cross Town Legal*
9812 S. Muskegon Ave. *1920 S. Lagrange*
Chicago, Illinois 60617 *#205*
Mokena IL 60448

MAIL TAX BILL TO:

Esperanza Frausto *9939 S. Exchange Ave.*
~~9812 S. Muskegon Ave.~~
Chicago, IL 60617

Chicago Title

Doc# 2109039298 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/31/2021 02:36 PM Pg: 1 of 3

Dec ID 20210301654153
ST/CO Stamp 1-324-227-088 ST Tax \$145.00 CO Tax \$72.50
City Stamp 2-143-773-200 City Tax: \$1,522.50

(Reserved for Recordors Use Only)

THE GRANTOR(S), **Kathleen C. Steel**, as Trustee under the provisions of Trust Agreement dated March 26, 2009 and known as the **Kate M. Cullen Trust**, of **9812 S. Muskegon Ave., Chicago, IL 60617**, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the power and authority vested in the Grantor(s) as Trustee, CONVEY(S) AND QUIT CLAIM(S) to **Esperanza Frausto**, *a married person*, of **9939 S. Exchange Ave., Chicago, Illinois 60617**, to have and to hold, all interest in the following described real estate, situated in **Cook County**, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): **26-07-139-020-0000** and **26-07-139-021-0000**
Property Address: **9812 S. Muskegon Ave., Chicago, IL 60617**

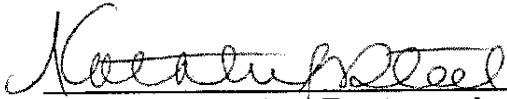
Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Subject, however to general real estate taxes not due and payable at time of closing; special assessments confirmed after Contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Cook County Clerk's Office

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Dated this 4th day of March, 2021.

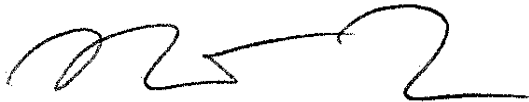


Kathleen C. Steel, as Trustee under the provisions of Trust Agreement dated March 26, 2009 and known as the Kate M. Cullen Trust

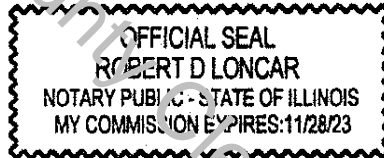
STATE OF Illinois)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Kathleen C. Steel, as Trustee under the provisions of Trust Agreement dated March 26, 2009 and known as the Kate M. Cullen Trust**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the 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 4th day of March, 2021.



Notary Public



PREPARED BY:
Robert D. Loncar
LONCAR LAW, LTD.
3501 E. 106th Street, Ste. 100
Chicago, IL 60617

Clerk's Office

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LEGAL DESCRIPTION

Order No.: 20GSA915044LP

For APN/Parcel ID(s): 26-07-139-020-0000 and 26-07-139-021-0000

LOT 5 AND LOT 6 IN WILSCHKE'S SUBDIVISION OF PART OF BLOCK 8 IN JAMES H. BOWEN'S ADDITION TO SOUTH CHICAGO, AND OF PART OF BLOCK 155 IN SOUTH CHICAGO, IN THE NORTHWEST 1/4 OF FRACTIONAL SECTION 7, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, AND IN SECTION 7, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office