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Doc#: 2111312123 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/23/2021 07:15 AM Pg: 1 of 3

Trustee's Deed

ILLINOIS

Dec ID 20210401687661
ST/CO Stamp 1-897-900-560 ST Tax \$307.00 CO Tax \$153.50
City Stamp 1-296-307-728 City Tax: \$3,223.50

Above Space for Recorder's Use Only

This AGREEMENT between GRANTORS, MAXIMILIANO CHAVEZ and MAGNOLIA ZEPEDA, as the sole trustees under the provisions of a Trust Agreement Dated May 1, 2013, and known as Trust Number 5330 and GRANTEE, PAUL J. MAXIELNY.

WITNESSES: The GRANTORS in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the GRANTORS as said Trustees and of every other power and authority the GRANTORS hereunto enabling, do hereby CONVEY and QUITCLAIM unto the GRANTEE, to hold all interest in fee simple, the following described real estate, situated in the County of Cook in the State of Illinois to wit:

LOT 3 (EXCEPT THE NORTH 60 FEET AND EXCEPT THE SOUTH 30 FEET THEREOF) IN BLOCK 5 IN FREDERICK H. BARTLETT'S 8TH ADDITION TO BARTLETT'S HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

together with the tenements, hereditament, easements, and appurtenances thereunto belonging or in any wise appertaining.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 19-08-323-032-0000

Address(es) of Real Estate: 5330 S. Austin Ave., Chicago, IL 60638

Dated this 27th day of March, 2021

Chicago Title

21611450126PK

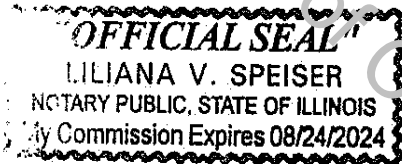
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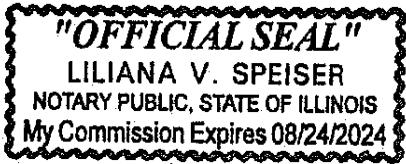
MAXIMILIANO CHAVEZ, as Trustee under the provisions of a Trust Agreement Dated May 1, 2013, and known as Trust Number 5330

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 the above-referenced MAXIMILIANO CHAVEZ, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as a free and voluntary act, as such trustee for the above aforementioned trust, for the uses and purposes therein set forth, including the release and waiver of any right of homestead.

Given under my hand and official seal, this 27TH day of MARCH, 20 21.



Liliana V. Speiser (Notary Public)



PROPERTY OF COOK County Clerk's Office

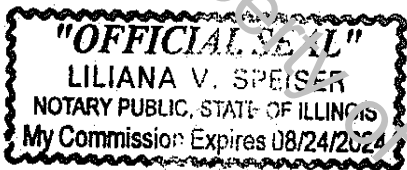
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Magnolia Zepeda

MAGNOLIA ZEPEDA, as Trustee under the provisions of a Trust Agreement Dated May 1, 2013, and known as Trust Number 5330

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 the above-referenced MAGNOLIA ZEPEDA personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as a free and voluntary act, as such trustee for the above aforementioned trust, for the uses and purposes therein set forth, including the release and waiver of any right of homestead.

Given under my hand and official seal, this 21TH day of MARCH, 20 21.



Liliana V. Speiser (Notary Public)

Prepared by:

Bernard Speiser, Esq.
Law Office of Zachary Lynn
1215 S. 12th Street
Saint Charles, IL 60174

Mail to:

*Ann Zaremba
Law Offices of Jack L. Zaremba
26 E. Clinton St
Joliet, IL 60432*

Name and Address of Taxpayer:

Paul J. Nakielny
5330 S. Austin Ave.
Chicago, IL 60638

Cook County Clerk's Office