

UNOFFICIAL COPY

Doc#: 2121120042 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/30/2021 07:33 AM Pg: 1 of 3

Dec ID 20210401607971
ST/CO Stamp 2-058-918-160 ST Tax \$117.50 CO Tax \$58.75

Chicago Title Insurance Company

TRUSTEE'S DEED

41061979G 1/2

GIT

THE GRANTOR(S), Nicole Valente, as successor Trustee of the Dominic L. Valente revocable trust dated October 11, 2014, of the Village of Homewood, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Valeria Hollins (GRANTEE'S ADDRESS) 12628 S. Union Ave. Chicago, IL 60628 *A single woman* of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: General real estate taxes not due and payable at the time of closing, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2020, installments not due at the date hereof of any special tax or assessment for improvements heretofore below, covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.


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

Permanent Real Estate Index Number(s): 32-06-100-065-1005

Address(es) of Real Estate: 2301 183rd St., Unit 105A, Homewood, Illinois 60430

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Dated this 13 day of April, 2021



Nicole Valente, as Trustee (SEAL)

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nicole Valente, personally known to me to be the same person(s) whose name(s) 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 waiver of the right of homestead.

Given under my hand and official seal, this 13 day of April, 2021





(Notary Public)

Prepared By: Victoria I. Perez, P.C.
Attorney at Law
4126 N. Lincoln Ave., Suite 1
Chicago, IL 60618

Mail To:
Caitlin Sinclair
333 S. Wabash Ave., Suite 2700
Chicago, Illinois 60604

REAL ESTATE TRANSFER TAX 22-May-2021



COUNTY:	58.75
ILLINOIS:	117.50
TOTAL:	176.25

32-06-100-065-1005 | 20210401607971 | 2-058-918-160

Name & Address of Taxpayer:
Valeria Hollins
2301 183rd St., Unit 105A
Homewood, Illinois 60430

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EXHIBIT 'A' Legal Description

PARCEL 1: UNIT 105 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN FLOSSWOOD "A" CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION FILED AS DOCUMENT NO. LR2672683, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 7759972 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

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