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Return to:
Lakeland Title Services
1300 Iroquois Ave., Ste 100
Naperville, IL 60563

TRUSTEES DEED

Statutory

(Illinois)

1020606 # 1 of 1

Mail to:

Law Office of Vytenis Lietuvinkas
4536 W 63rd Street
Chicago, IL 60629

Name & address of taxpayer:

Ana M. Espinoza
6806 W. 95th Place,
Oak Lawn, IL 60453

2021-1020606

Doc#: 2124446315 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/01/2021 04:18 PM Pg: 1 of 3

Dec ID 20210801636754
ST/CO Stamp 0-311-540-496 ST Tax \$215.00 CO Tax \$107.50

THE GRANTOR Joan Yelnicker, as Trustee of the Yelnicker Trust dated August 27, 2001, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

6806 W. 95th Pl. Oak Lawn, IL 60453

CONVEY AND WARRANT to Ana M. Espinoza, at ~~8135 Lavergne, Burbank, IL 60459~~, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 12 IN BLOCK 21 IN BARTLETT'S 95TH STREET HOMESITES FIRST ADDITION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises in fee simple forever.

This deed is executed by the party of the first part, as Trustees, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to: ~~all unpaid~~ general taxes; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; easements of record, if any. **not yet due*

Permanent index number(s) 24-07-116-018-0000
Property address: 6806 W. 95th Place, Oak Lawn, IL 60453
DATED this 17th day of August, 2021.

Joan Yelnicker as Trustee
Joan Yelnicker, Trustee of the Yelnicker Trust dated August 27, 2001

Village of Oak Lawn Real Estate Transfer Tax \$25 04945

Village of Oak Lawn Real Estate Transfer Tax \$1000 04114

Village of Oak Lawn Real Estate Transfer Tax \$50 06242

REAL ESTATE TRANSFER TAX

26-Aug-2021



COUNTY: 107.50
ILLINOIS: 215.00
TOTAL: 322.50

24-07-116-018-0000

| 20210801636754 | 0-311-540-496

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TRUSTEES DEED Statutory (Illinois)

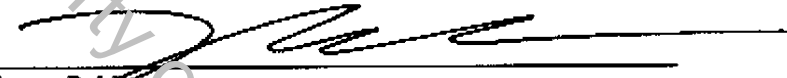
State of Illinois, County of DuPage. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joan Yelnicker,



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 the persons acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 17th day of August, 2021.

Commission expires 2/14/24



Notary Public

NAME AND ADDRESS OF PREPARER:
BRENDA L. MURZYN, Attorney at Law
1300 Iroquois, Suite 125
Naperville, IL 60563

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Situated in the County of Cook, State of Illinois, to wit:

Lot 12 in Block 21 in Bartlett's 95th Street Homesites First Addition, being a Subdivision of part of the East Half of the North West Quarter of Section 7, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 24-07-116-018-0000

Property of Cook County Clerk's Office