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TRUSTEES DEED

This Document Prepared By:
WHITACRE & STEFANCZUK LTD
6841 W. Belmont Ave
Chicago, IL 60634

Doc#: 2126521047 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/22/2021 09:22 AM Pg: 1 of 3

Dec ID 20210901679530
ST/CO Stamp 0-057-548-944 ST Tax \$348.00 CO Tax \$174.00
City Stamp 1-073-815-696 City Tax: \$3,654.00

MAIL TO:

MELISSA BARCENAS
3259 N. NORMANDY AVE
CHICAGO, IL 60634

MAIL TAX BILL TO:

MELISSA BARCENAS
3259 N. NORMANDY AVE
CHICAGO, IL 60634

(ABOVE SPACE FOR RECORDER'S USE ONLY)

This indenture, made this 17th day of September 2021, between **THE GRANTOR, THERESA IVASKA** as Trustee of the Trust of Margaret Nickson dated the 13th day of February 2013, for and in consideration of TEN AND NO/100THS DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **MELISSA BARCENAS** and **IGNACIO J. TORRES**, a married couple, of the County of COOK, State of ILLINOIS, the following described Real Estate, to wit:

2244 N. Kimball
Unit 3, Chicago

LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT A

* as tenants
by the entirety

COMMONLY KNOWN AS: 3259 N. Normandy Ave. Chicago, IL 60634

PIN: 13-19-428-001-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2021 and subsequent years.

Theresa Ivaska, not individually but as trustee of The Trust of Margaret Nickson dated the 13th of February 2013
THERESA IVASKA, not individually but as Trustee of the Trust of Margaret Nickson dated the 13th day of February 2013

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

2130059
142

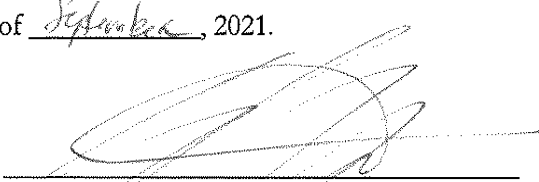
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STATE OF IL)
)
COUNTY OF COOK) SS

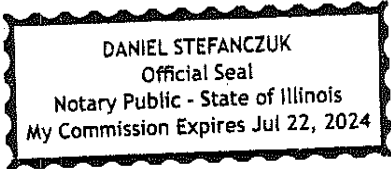
I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **THERESA IVASKA, not individually but as Trustee of the Trust of Margaret Nickson dated the 13th day of February 2013**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such, he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

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

Commission expires Jul 22, 2024.



NOTARY PUBLIC



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EXHIBIT A

Legal:

LOT 129 IN SCHORSCH VILLA SECOND ADDITION, A RESUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 2, 1938 AS DOCUMENT 12206063 IN COOK COUNTY, ILLINOIS.

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