

# UNOFFICIAL COPY

Doc#: 2127133070 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/28/2021 10:43 AM Pg: 1 of 2

TRUSTEE DEED  
ILLINOIS STATUTORY  
Joint Tenancy

Dec ID 20210901674905  
ST/CO Stamp 2-091-454-608 ST Tax \$225.00 CO Tax \$112.50  
City Stamp 0-658-641-040 City Tax: \$2,362.50

THE GRANTOR, Leann M. Despotes, not individually but as Trustee of the Leann M. Despotes Declaration of Trust dated May 10, 2012, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Sandra Arroyo, unmarried, and Joshua Salmeron, unmarried, ~~residents of Chicago, IL~~ <sup>residents of Chicago, IL</sup>, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, not as tenants in common but as JOINT TENANTS with right of survivorship, to wit: # 3423 N Lowell Apt 2

UNIT 2N AND PARKING UNIT G-2 IN THE 4017 NORTH CENTRAL PARK CONDOMINIUM OF LOTS 29 AND 30 IN BLOCK 15 IN MAMERON'S BOULEVARD ADDITION TO IRVING PARK SAID ADDITION BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 02276067 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, TOGETHER WITH THEIR RESPECTIVE PERCENTAGES IN THE COMMON ELEMENTS.

SUBJECT ONLY TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE; THE CONDOMINIUM DECLARATION AND THE CONDOMINIUM PROPERTY ACT.

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, not as tenants in common but as JOINT TENANTS, forever.

Permanent Real Estate Index Number: 13-14-424-033-1003 & 13-14-424-033-1009

Address of Real Estate: 4017 N. Central Park Ave., Unit 2N, Chicago, IL 60618

Dated this 13<sup>th</sup> day of September, 2021.

REAL ESTATE TRANSFER TAX		27-Sep-2021
COUNTY:		112.50
ILLINOIS:		225.00
TOTAL:		337.50
13-14-424-033-1003   20210901674905   2-091-454-608		

REAL ESTATE TRANSFER TAX		27-Sep-2021
CHICAGO:		1,687.50
CTA:		675.00
TOTAL:		2,362.50 *
13-14-424-033-1003   20210901674905   0-658-641-040		

\* Total does not include any applicable penalty or interest due.

Baird & Warner Title Services, Inc.  
475 North Martingale  
Suite 120  
Schaumburg, IL 60173

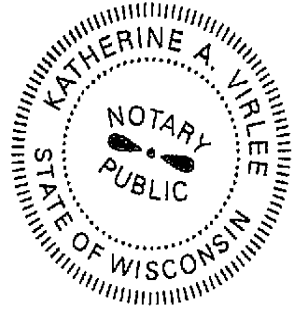
BWZ1059051 10f2

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Leann M. Despotes (SEAL)  
 Leann M. Despotes, Trustee  
 Leann M. Despotes Declaration of Trust dated May 10, 2012

State of Wisconsin -, County of Door \_\_\_\_\_, ss.

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Leann M. Despotes, 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 acknowledge that she signed, sealed and delivered the said instrument as her 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<sup>th</sup> day of September, 2021.

Katherine A. Virlee  
 NOTARY PUBLIC  
 Exp: 08/27/2023

This instrument was prepared by:

Katherine D. Hart  
 9349 Forestview Road  
 Evanston, Illinois 60203

Send subsequent tax bills to:

Sandra Arroyo and Joshua Salmeron  
 4017 N. Central Park Ave., Unit 2N  
 Chicago, IL 60618

After recording mail to:

Sandra Arroyo + Joshua Salmeron  
4017 N. Central Park Ave Unit 2N  
Chicago, IL 60618

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