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TRUSTEE'S DEED

This indenture made this 22nd day of October, 2021 between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as **Trustee**, under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 7th day of March, 2007 and known as Trust Number 8002347868 party of the first part, and

YESENIA NICHOLE PEREZ, a single woman
party of the second part,

whose address is :
4700 W Deming
Chicago, IL 60639

Doc#: 2132834118 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/24/2021 02:30 PM Pg: 1 of 3

Dec ID 20211101632641
ST/CO Stamp 1-929-527-952 ST Tax \$179.00 CO Tax \$89.50
City Stamp 1-997-947-536 City Tax: \$1,879.50

Reserved for Recorder's Office

WITNESSETH, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in **COOK** County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

Property Address: 2403 N HAMLIN AVENUE, UNIT 1, CHICAGO IL 60647

Permanent Tax Number: 13-26-327-034-1005

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoove forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any, there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

FIDELITY NATIONAL TITLE
CH21037985

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: *Rachel Huitsing*
Rachel Huitsing – Assistant Vice President

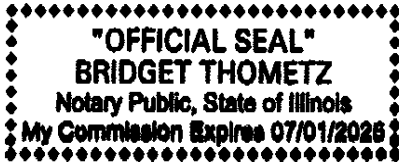
State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 22nd day of October, 2021.

Bridget Thometz
NOTARY PUBLIC



This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
10 S. LaSalle Street
Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:
Yosena Nichole Perez
2403 W HAWKIN #1
Chicago IL 60647

GRANTEES ADDRESS
SEND SUBSEQUENT TAX BILLS TO:
Yosena Nichole Perez
2403 W HAWKIN #1
Chicago IL 60647

REAL ESTATE TRANSFER TAX		23-Nov-2021
COUNTY:		89.50
ILLINOIS:		179.00
TOTAL:		268.50

13-26-327-034-1005 | 20211101632641 | 1-829-527-952

REAL ESTATE TRANSFER TAX		23-Nov-2021
CHICAGO:		1,342.50
CTA:		537.00
TOTAL:		1,879.50 *

13-26-327-034-1005 | 20211101632641 | 1-997-947-536
* Total does not include any applicable penalty or interest due.

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EXHIBIT A

UNIT NO. 2403-1 IN THE HAMLIN SQUARE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 27 IN BLOCK 2 IN KERSTEN'S SUBDIVISION OF LOT 14 IN KIMBALL'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FOR THE 25 ACRES IN THE NORTHEAST CORNER), IN THE COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0408445056, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: 2403 N HAMLIN #1
CHgo IL 60647

Property of Cook County Clerk's Office