

21-64759

UNOFFICIAL COPY

TRUSTEE'S DEED ILLINOIS

Doc#: 2204721425 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/16/2022 02:33 PM Pg: 1 of 4

Dec ID 20220201624718
ST/CO Stamp 0-407-718-288

This instrument was prepared by:
Mark J. Grotto, Esq.
Grotto Law Offices, LLC
655 W Irving Park Rd #811
Chicago, Illinois 60613

THIS INDENTURE, made this 8 day of Feb, 2022^{SP} by SOCORRO PINEDA, AS TRUSTEE OF THE PINEDA LAND TRUST AGREEMENT DATED SEPTEMBER 27, 2016, hereinafter referred to as GRANTOR, and SOCORRO PINEDA, hereinafter referred to as GRANTEE:

WHEREAS, GRANTOR is the duly acting Trustee of the Pineda Land Trust Agreement dated September 27, 2016 with the full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREOFRE, the GRANTOR, not individually but as such Trustee, for and in consideration of TEN and 00/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, does hereby CONVEY and QUIT CLAIM unto THE GRANTEE SOCORRO PINEDA, a single person and not a party to a civil union, of 215 Cornell Ave, Des Plaines, IL, pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

LOT 14 IN BLOCK 5 IN H. M. CORNELL COMPANY'S CUMBERLAND, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF SEEGER'S ROAD, CALLED ELK GROVE ROAD, AND RESUBDIVISION OF LOTS 1 AND 8 IN SEEGER'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF FRACTIONAL SECTION 7 AND PART OF THE NORTH 1/2 OF FRACTIONAL SECTION 18, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE

Exempt deed or instrument
eligible for recordation
without payment of tax.

DOMA

09-07-404-01-000
City of Des Plaines
2-8-22

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OF COOK COUNTY, ILLINOIS ON FEBRUARY 29, 1928, AS DOCUMENT NUMBER 9940985 IN BOOK 255 OF PLATS, PAGE 36 FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY ON FEBRUARY 29, 1928, AS DOCUMENT NUMBER 394967RAPD ACCORDING TO THE SURVEYOR'S CERTIFICATE OF CORRECTION THEREOF, RECORDED IN THE RECORDER'S OFFICE ON SEPTEMBER 28, 1929, AS DOCUMENT NUMBER 10492548 AND FILED IN SAID REGISTRAR'S OFFICE ON SEPTEMBER 16, 1932, AS DOCUMENT NUMBER 592610, IN COOK COUNTY, ILLINOIS.

together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

Permanent Real Estate Index Number(s): 09-07-404-011-0000

Address of Real Estate: 215 Cornell Ave, Des Plaines, IL 60016

SUBJECT TO the following, if any, covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustee, in and to the premises. **TO HAVE AND TO HOLD** said premises forever.

*****ACKNOWLEDGEMENTS TO FOLLOW*****

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IN WITNESS WHEREOF, GRANTOR, as Trustee aforesaid, and not individually, has hereunto set his or her hand and seal this 8 day of feb, 2022^{SP}

Socorro Pineda AS TRUSTEE
Socorro Pineda, as Trustee of the Pineda
Land Trust Agreement dated September
27, 2016

State of IL)
County of COOK) SS.

The undersigned, a notary public in and for the above county and state, DOES HEREBY CERTIFY that Socorro Pineda, 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 acknowledged that they signed, sealed, and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me



this 8 day of feb, 2022^{AB}

Anna Binkowicz
Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e)
SECTION 31-45 REAL ESTATE TAX LAW

2-8-2022 Socorro Pineda
DATE BUYER, SELLER OR REPRESENTATIVE

Doma Insurance Agency of Illinois, Inc.
Commitment No.: 21-64759
North American Title Company
120 N LaSalle, Suite 800
Chicago, IL 60602

Send subsequent tax bills to:
Ms. Socorro Pineda
215 Cornell Ave
Des Plaines, IL 60016

Mail recorded document to:
Ms. Socorro Pineda
215 Cornell Ave
Des Plaines, IL 60016

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 2 | 8 | 2022

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

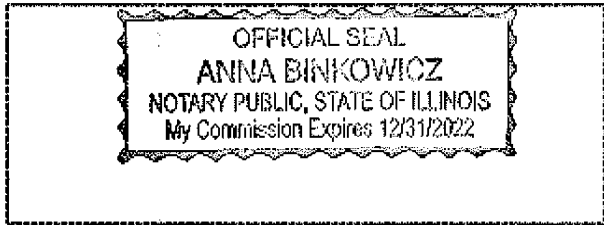
Anna Binkowicz

By the said (Name of Grantor): Socorro Pineda

On this date of: Feb | 8 | 2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 2 | 8 | 2022

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

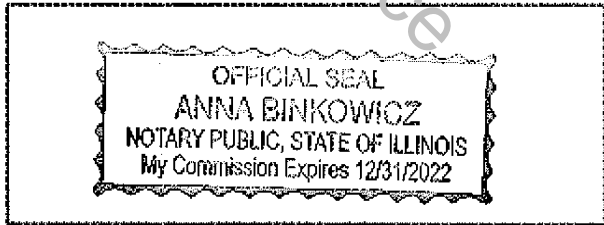
Anna Binkowicz

By the said (Name of Grantee): Socorro Pineda

On this date of: Feb | 8 | 2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)