

UNOFFICIAL COPY



Chicago Title Insurance Company

TRUSTEE'S DEED ILLINOIS STATUTORY

Doc#: 2206007400 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/01/2022 09:57 AM Pg: 1 of 5

Dec ID 20220201615890
ST/CO Stamp 0-195-950-992 ST Tax \$250.00 CO Tax \$125.00

THE GRANTOR(S), Marilyn A. Rufo, as Trustee of the Marilyn A. Rufo Trust dated January 19, 2009, of the Village of Melrose Park, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Oscar Alvarez and Evelyn Avalos, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, (GRANTEE'S ADDRESS) 1548 20th Ave., Melrose Park, Illinois 60160 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

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

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 15-03-129-038-0000
Address(es) of Real Estate: 1539 N. 20th Ave., Melrose Park, Illinois 60160

Dated this 11th day of February, 2022

Marilyn A. Rufo (SEAL)
Marilyn A. Rufo, as Trustee of the
Marilyn A. Rufo Trust dated January 19, 2009

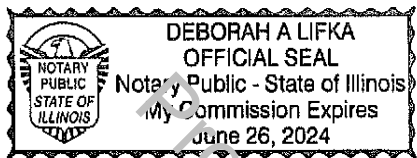
VILLAGE OF MELROSE PARK
Certificate of Compliance
TRANSFER STAMP
Ordinance No. 687
1539 N. 20th ave
Address of Property
MAE 2/24/22
Approved Date

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF DePaul ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Marilyn A. Rufo, as Trustee, a single woman, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 11th day of February, 2022



Deborah A. Lifka (Notary Public)

Prepared By: Deborah P. Lifka
1551 Warren Ave.
Downers Grove, Illinois 60515 4930

Mail To:
David D. Gorr & Associates
2539 N. Kedzie Blvd., Suite 6
Chicago, Illinois 60647

Name & Address of Taxpayer:
Oscar Alvarez and Evelyn Avalos
1539 N. 20th Ave.
Melrose Park, Illinois 60160

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT 'A'

Legal Description

LOT 35 (EXCEPT THE SOUTH 5.50 FEET THEREOF) IN BLOCK 3 IN GOSS, JUDD AND SHERMAN'S WEST DIVISION STREET HOME ADDITION, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 63 ACRES THEREOF AND EXCEPT LOTS 19 AND 20 IN BLOCK 4 IN GOSS, JUDD AND SHERMAN'S MELROSE PARK HIGHLANDS, BEING A SUBDIVISION IN THE NORTHWEST A OF SECTION 3, AFORESAID) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

Escrow No.: 21CNW346180WHM

COUNTY OF DuPage

Marilyn A. Rufo, as Trustee of the Marilyn A. Rufo Trust dated January 19, 2009, being duly sworn on oath, states that she resides at 1539 N. 20th Ave., Melrose Park, IL 60160. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one (1) of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any streets or easements of access.
3. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcel or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easement of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT (continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Marilyn A. Rufo, as Trustee of the Marilyn A. Rufo Trust dated January 19, 2009

BY: Marilyn A. Rufo, Trustee, by
Daniel E. Lifka, acting in fact

STATE OF Illinois

COUNTY OF DeWitt

Subscribed and sworn to before me this 28th of February, 2022

Daniel E. Lifka
Notary Public

