## **UNOFFICIAL COPY**

TRUSTEE'S DEED

(Trust to Individual)

AFTER RECORDING MAIL TO:

Dan Rousakis, Esq. 111 W Jackson Blvd., Suite 1700 Chicago, IL 60604

SEND SUBSEQUENT TAX BILLS TO:

Tyler Weston and Arielle Weston 1038 Forest Ave River Forest, IL 60305 Doc#. 2208104360 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 03/22/2022 02:14 PM Pg: 1 of 2 ·

Dec ID 20220301645766

ST/CO Stamp 1-493-732-752 ST Tax \$1,280.00 CO Tax \$640.00

Above space for Recorder's use only

THE GRANTOR: Michael S. Valente, as Trustee of Michael S. Valente Revocable Trust dated August 24, 2017, for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable consideration, \$10.00 in hand paid, CONVEYS and WARRANTS to GRANTEES Tyler Weston and Arielle Weston of 1038 Forest Ave., River Forest, IL 60305, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

+ Husband and Wife

LOT 3 IN BLOCK 7 IN WEIN AND VINSON'S SUBCIV'S ON OF BLOCKS 1 AND 7 IN SNOW AND DICKSON'S ADDITION TO RIVER FOREST, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, AND THE EAST 17 ACRES OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 15-01-307-013-0000 Address of Real Estate: 1038 Forest Ave., River Forest, IL 60305

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 forever\_\_\_\_\_\_

SUBJECT TO: Covenants, conditions, and restrictions of record; building lines and essements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not yet due and payable at the time of closing.

SIGNATURE AND NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGE

This instrument was prepared by:

Ashen Law Group 217 N. Jefferson St., Suite 601 Chicago, IL 60661 (312) 655-0800 After Recording.

Dan G. Rousakis

Attorney et Law
7627 W. Lake St.

Suite 203

River Forest, Il. 60307

2208104360 Page: 2 of 2

## **UNOFFICIAL COPY**

PROPERTY OF THE SIGNATURE PAGE FOR I

Dated this day of March, 2022
Michael S. Valente, as Trustee of Michael S. Valente Revocable Trust dated August 24, 2017
STATE OF ILLINOIS ) SS: COUNTY OF COOK: )
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael S. Valente, as Trusted of Michael S. Valente Revocable Trust dated August 24, 2017, 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 acknowledged that they signed, sealed and delivered the said instrument as a 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 17 3 w of March, 2022
NOTARY PUBLIC  My commission expires on
My Commission Expires 05/30/2022  IMPRESS NOTARY SEAL HERE
IMPRESS NOTARY SEAL HERE
VILLAGE OF RIVER FOREST  Only Forget Transfer Tax

