

UNOFFICIAL COPY

Doc#: 2209504333 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/05/2022 11:55 AM Pg: 1 of 2

Dec ID 20220301664548
ST/CO Stamp 0-362-300-304 ST Tax \$1,600.00 CO Tax \$800.00
City Stamp 1-413-104-528 City Tax: \$16,800.00

Trustee's Deed

This indenture made this ^{3rd} day of March, 2022 between Marcos Fernandez, as Trustee of the Marcos Fernandez Living Trust dated February 6, 1995, as to an undivided 1/2 interest and Marcos Fernandez, as Successor Trustee of the Lydia Z. Fernandez Living Trust dated February 6, 1995, as to an undivided 1/2 interest, party of the first part, and Inocencio Capital, LLC, an Illinois limited liability company, party of the second part.

Witness that said party of the first part, in consideration of the sum of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, warrants to party of the second part, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois to wit:

LOTS 61 AND 62 IN BLOCK 5 IN PIERCE'S ADDITION TO HOLSTEIN IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 1922 N. Wilmot Ave. and 1924 N. Wilmot Ave., Chicago, IL 60647
Permanent Index Number: 14-31-300-018-0000; 14-31-300-019-0000

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 in executed pursuant to and in the exercise of the power and authority granted to and vested in said trustees 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 recorded in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

ATA / GMT Title Agency
1550 Spring Road, Suite 108
Oak Brook, IL 60523

File # 19160776 II

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IN WITNESS WHEREOF, the grantor Marcos Fernandez, as Trustees as aforesaid, hereunto set their hand and seal the day and year first above written.

Marcos Fernandez

By Marcos Fernandez, as Trustee of the Marcos Fernandez Living Trust dated February 6, 1995, as to an undivided 1/2 interest

Marcos Fernandez

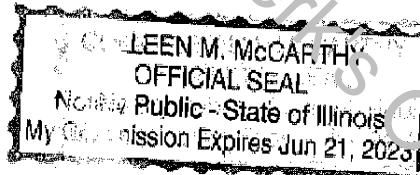
By Marcos Fernandez, as Successor Trustee of the Lydia Z. Fernandez Living Trust dated February 6, 1995, as to an undivided 1/2 interest

State of Illinois)
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Marcos Fernandez, 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 he signed, sealed and delivered the said instrument as his free and voluntary act as such trustees, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 23 day of March, 2022

Colleen M. McCarthy
Notary Public
My commission expires: 6-21-23



Prepared by:
Donald C. Battaglia, 5543 W. Diversey Ave., Chicago IL 60639

Mail Recorded Deed to:
Wesley Zaba
5117 Main Street, Ste C, Downers Grove, IL 60515

Mail Property Taxes to:
INOCENCIO CAPITAL LLC
3432 W. DIVERSEY AVE
UNIT 217
CHICAGO IL 60647