

22gnw190081CS  
log 3 kb

# UNOFFICIAL COPY

Doc#: 2211101373 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/21/2022 12:10 PM Pg: 1 of 4

## TRUSTEE'S DEED

**PREPARED BY:**

Kody L. Lake  
Law Offices of John F. Dixon, LLC  
1415 West 55<sup>th</sup> Street  
Suite 101  
Countryside, IL 60525  
Tel: (708) 352-6800  
Fax: (708) 352-1888

Dec ID 20220401687502  
ST/CO Stamp 0-502-111-120 ST Tax \$2,100.00 CO Tax \$1,050.00  
City Stamp 0-770-546-576 City Tax: \$22,050.00

(The Above Space For Recorder's Use Only)

THE GRANTOR, **PAUL YURINICH**, AS TRUSTEE OF THE **ANN YURINICH REVOCABLE TRUST UNDER AGREEMENT DATED FEBRUARY 25, 2000** for and in consideration of the sum of TEN & 00/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and QUITCLAIMS to **DAVID M. SEPULVEDA** and **AMANDA HUNHOFF-SEPULVEDA**, a married couple of the City of Chicago, County of Cook and State of Illinois, not as TENANTS IN COMMON but as JOINT TENANTS, the Real Estate situated in the County of Cook, in the State of Illinois, as legally described in Exhibit A attached hereto and made a part hereof, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**\*THIS IS NOT A HOMESTEAD PROPERTY\***


**SUBJECT TO:** General Real Estate taxes not due and payable at the time of Closing; building lines and building restrictions of record; zoning and building laws and ordinances; public utility easements; covenants and restrictions of record; party wall rights and agreements, if any; and existing leases or tenancies;

**SUBSEQUENT TAX BILLS TO:**

**AFTER RECORDING RETURN TO:**

David M. Sepulveda and Amanda  
Hunhoff-Sepulveda  
5705 S. Neva  
Chicago, IL 60638

John D. Poulos  
935 Lincoln Avenue  
Chicago, IL 60614

REAL ESTATE TRANSFER TAX		19-Apr-2022
	CHICAGO:	15,750.00
	CTA:	6,300.00
	<b>TOTAL:</b>	<b>22,050.00 *</b>

19-19-114-018-0000 | 20220401687502 | 0-770-546-576  
\* Total does not include any applicable penalty or interest due.

**REAL ESTATE TRANSFER TAX**



COUNTY:  
ILLINOIS:  
TOTAL:

19-19-114-018-0000 | 20220401687502

# UNOFFICIAL COPY

DATE: April 15, 2022

GRANTOR:

Ann Yurinich Revocable Trust dated  
February 25, 2000

By:   
Paul Yurinich, Trustee

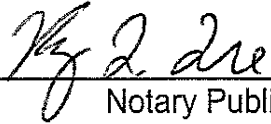
Property of Cook County Clerk's Office

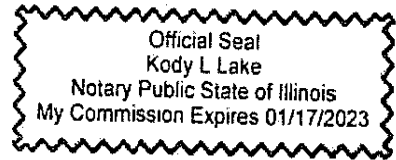
# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
  ) S.S.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, **PAUL YURINICH**, 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 she signed, sealed and delivered the said instrument as her 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 15th day of April 2022.

  
\_\_\_\_\_  
Notary Public



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

THE NORTH HALF OF BLOCK 37 (EXCEPT THE WEST 543 FEET AND 4 1/2 INCHES THEREOF) IN FREDERICK H. BARTLETT'S CHICAGO HIGHLANDS SUBDIVISION IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EAST 63 FEET AND 4 1/2 INCHES OF THE WEST 543 FEET AND 4 1/2 INCHES OF THE NORTH HALF OF BLOCK 37 IN FREDERICK H. BARTLETT'S CHICAGO HIGHLANDS SUBDIVISION IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 19-19-114-018-0000 (Parcel 1)  
19-19-114-019-0000 (Parcel 2)

Commonly Known As: 6901-6909 W. 64th Place, Chicago, IL 60638

Cook County Clerk's Office