

# UNOFFICIAL COPY

Saturn Title LLC  
2232392

Doc#: 2214420132 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/24/2022 09:31 AM Pg: 1 of 3

Dec ID 20220501618499  
ST/CO Stamp 1-252-343-696 ST Tax \$370.00 CO Tax \$185.00  
City Stamp 0-178-601-872 City Tax: \$3,885.00

**TRUSTEE'S DEED**  
**Statutory (Illinois)**

THE GRANTOR(S) Sergio Valdez and M. Elena Viana-Valdez, Trustees, or their Successors in Trust, Under The Sergio Valdez and M. Elena Viana-Valdez Living Trust, dated 11-5-2019, of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Roberto G. George and Karina Herrera, an unmarried man \* of 3610 Scoville Ave., Berwyn, IL 60402, and unmarried woman

NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS  
 NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON  
 NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject, however, to the general taxes for the year of 2021, 2022 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 13-20-423-023-0000 & PIN#

Property Address: 5734 W. School St., Chicago, IL 60634

Dated May 18 2022.

Sergio Valdez and M. Elena Viana-Valdez,  
Trustees, or their Successors in Trust,  
Under The Sergio Valdez and M. Elena  
Viana-Valdez Living Trust, dated 11-5-  
2019

By Sergio Valdez

X M. Elena Viana-Valdez

Saturn Title 2232392 1 of 2

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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 Sergio Valdez + M Elena Ivana Valdez, trustees personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 18 day of May 2022

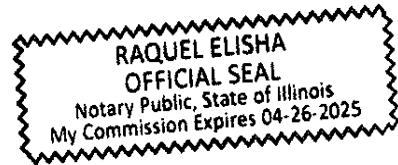
Raquel Elisha  
Notary Public

My commission expires: 4/26/25

**THIS DOCUMENT PREPARED BY:**  
Gross & Lazzara  
7550 W Belmont Ave  
Chicago, IL 60634

**MAIL TAX BILL TO:**  
Roberto G. George and Karina Herrera  
3610 Scoville Ave.  
Berwyn, IL 60402

**MAIL RECORDED DEED TO:**  
Roberto G. George and Karina Herrera  
3610 Scoville Ave.  
Berwyn, IL 60402



Property of Cook County Clerk's Office

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## EXHIBIT A

Legal Description: **THE WEST QUARTER OF LOT 76 IN ATKINSON'S SUBDIVISION OF LOTS 3, 4 AND 5 IN VOSS PARTITION OF THE 80 ACRES WEST OF AND ADJOINING THE EAST 40 ACRES OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOTS 1, 2, 3, 9, 10, 11, IN OWNER'S PARTITION OF LOTS 6, 7, 8, 9 AND 10 OF VOSS PARTITION AFORESAID IN COOK COUNTY, ILLINOIS.**

Permanent Index Number(s): 13-20-423-023-0000

Property Address: 5734 W. School St., Chicago, IL 60634

This deed is executed pursuant to and in exercise of the power and authority granted to and vested in said trustee 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 record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Property of Cook County Clerk's Office