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Doc#: 2225506351 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/12/2022 12:34 PM Pg: 1 of 3

Dec ID 20220801615081
ST/CO Stamp 0-209-590-864 ST Tax \$305.00 CO Tax \$152.50
City Stamp 0-420-354-640 City Tax: \$3,367.89

TRUSTEE'S DEED

THIS INDENTURE, made this 15th day of August, 2022 between AUSTRA KELERS not personally but as Trustee of the Banga and Kelers Trust dated 12-29-1999, as GRANTOR, and ESMERALDA

1749232 1/3
AS JOINT TENANTS
RODRIGUEZ, a *SINGLE WOMAN*
8/MASIEL RODRIGUEZ, a *SINGLE WOMAN*
as

ABOVE SPACE FOR RECORDER'S USE ONLY

GRANTEE(S). WITNESSETH, that said Grantor in consideration of Ten and no/100 Dollars (\$10.00), in hand paid by GRANTEE(S), the receipt whereof is acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee, and of every other power and authority the Grantor hereunto enabling, does hereby convey and Quit Claim unto the Grantees, in fee simple, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Lot 36 and the South 8 Feet of Lot 37 in Block 10 in Feuerborn and Klode's Irvingwood First Addition, being a subdivision of the North 3/4th of the East Half of the Northeast quarter of Section 23, Township 40 North, Range 12, East of the Third Principal Meridian.

Permanent Real Estate Index Number(s): 12-23-222-039 - *0000*

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563


Address(es) of Real Estate: 3747 N. Panama *grantee*
Chicago, Illinois 60634 *address*

Together with the tenements, hereditments and appurtenances thereunto belonging or in any wise appertaining.

To have and to hold, the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.



This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreements above mentioned, and of every other power and authority thereunto enabling.

Releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

REAL ESTATE TRANSFER TAX		31-Aug-2022
	CHICAGO:	2,287.50
	CTA:	915.00
	TOTAL:	3,202.50 *

12-23-222-039-0000 | 20220801615081 | 0-420-354-640

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		31-Aug-2022
	COUNTY:	152.50
	ILLINOIS:	305.00
	TOTAL:	457.50

12-23-222-039-0000 | 20220801615081 | 0-209-590-864

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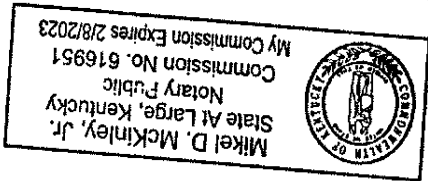
IN WITNESS WHEREOF, the grantor, as Trustee of the Banga and Kelers Trust dated 12-29-1999 as aforesaid, hereunto set his hand seal to be hereto affixed as of the day and year first above written.

x Austra Kelers
AUSTRA KELERS
As Trustee of the Banga and Kelers
Trust dated 12-29-1999

STATE OF KENTUCKY)
) SS
COUNTY OF *Fayette*)

I, the undersigned, a Notary Public in and for said County, in the State of Kentucky DO HEREBY CERTIFY that AUSTRA KELERS personally known to be 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 and delivered the said instrument as her free and voluntary act as Trustee of the Banga and Kelers Trust dated 12-29-1999 aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 12th day of August, 2022



[Signature]
Notary Public

THIS INSTRUMENT PREPARED BY:

Robert E. Molloy
2234 W. North Avenue
Chicago, Illinois 60647
(773) 454-5685

MAIL RECORDED DEED

ESMERANDA RODRIGUEZ
5747 N PANAMA AVE
CHICAGO IL 60634 ←

SEND SUBSEQUENT TAX BILLS TO:

UNOFFICIAL COPY

Exhibit A

Legal Description

Lot 36 and the South 8 Feet of Lot 37 in Block 10 in Feuerborn and Klode's Irvingwood First Addition, being a subdivision of the North 3/4th of the East Half of the Northeast quarter of Section 23, Township 40 North, Range 12, East of the Third Principal Meridian.

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Chicago, Illinois 60634

Property of Cook County Clerk's Office