

19412561

TRUSTEE'S DEED

UNOFFICIAL COPY

**MAIL TO:**

Renee Meltzer Kalman  
100 N. LaSalle, Suite 1605  
Chicago, Illinois 60602

Beatriz Cuevas  
7438 N Campbell Ave

**TAXPAYER ADDRESS:**

Beatriz Cuevas  
7438 N. Campbell Avenue  
Chicago, Illinois 60645  
Chicago, Illinois

Doc#: 2307633239 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/17/2023 11:39 AM Pg: 1 of 2

Dec ID 20230301673183  
ST/CO Stamp 1-520-873-680 ST Tax \$235.00 CO Tax \$117.50  
City Stamp 2-113-614-032 City Tax: \$2,467.50

THIS INDENTURE, made this 15<sup>th</sup> day of March, 2023 by **THOMAS C. JANSZ**, as Trustee of **THE THOMAS C. JANSZ REVOCABLE TRUST DATED JUNE 19, 2006**, hereinafter referred to as Grantor, and **BEATRIZ CUEVAS**, hereinafter referred to as Grantee:

WHEREAS, Grantor is the duly acting Trustee of **THE THOMAS C. JANSZ REVOCABLE TRUST DATED JUNE 19, 2006**, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantor, not individually but as such Trustee, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to: **BEATRIZ CUEVAS**, pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, all interest in and to the following described real estate situated in Cook County, Illinois, legally described as:

\* of 7402 N Sheridan Rd, Apt 3B, Chicago, IL, 60645  
LOT 7 IN BLOCK 3 IN BIRCHWOOD WEST, A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF THE ~~SOUTH WEST~~ 1/4 AND THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
\* SOUTH EAST  
(T-3)

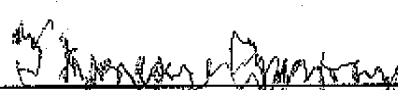
SUBJECT TO: Covenants, conditions and restrictions of record and general real estate taxes for 2022 and subsequent years.

Permanent Index Number: 10-25-408-015-0000.

Address of Real Estate: 7438 N. Campbell Avenue, Chicago, IL 60645.

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustee, in and to the premises.

IN WITNESS WHEREOF, Grantor, not individually, but as Trustee aforesaid, has hereunto set his hand and seal the day and year first above written.

  
\_\_\_\_\_  
THOMAS C. JANSZ, as Trustee of THE THOMAS C. JANSZ REVOCABLE TRUST DATED JUNE 19, 2006

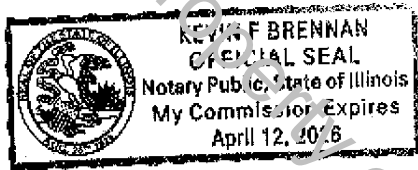
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STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF COOK )

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that THOMAS C. JANSZ, as Trustee of THE THOMAS C. JANSZ REVOCABLE TRUST DATED JUNE 19, 2006, personally known or proven 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 such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 15<sup>th</sup> day of March, 2023.



Kevin F. Brennan  
 NOTARY PUBLIC

REAL ESTATE TRANSFER TAX		16-Mar-2023
	COUNTY:	117.50
	ILLINOIS:	235.00
	TOTAL:	352.50

10-25-408-015-0000 | 20230301673183 | 1-520-873-680

REAL ESTATE TRANSFER TAX		16-Mar-2023
	CHICAGO:	1,762.50
	CTA:	705.00
	TOTAL:	2,467.50 *

10-25-408-015-0000 | 20230301673183 | 2-113-614-032  
 \* Total does not include any applicable penalty or interest due.

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Prepared by: Attorney Kevin F. Brennan, 155 N. Michigan Avenue, Suite 700, Chicago, IL 60601

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