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Greater Illinois Title Co.
300 E. Roosevelt Road
Wheaton, IL 60187

Doc#: 2309041035 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/31/2023 11:35 AM Pg: 1 of 3

Dec ID 20221201619341
ST/CO Stamp 0-723-097-808 ST Tax \$70.00 CO Tax \$35.00

GIT File # 41069432G

RECORDING COVER SHEET

Cook County

TYPE OF DOCUMENT: Trustee's Deed

Re: 1246 Vincennes Avenue, Chicago Heights, IL 60411
PIN 32-20-206-013-0000

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410694326 V1
GIT TRUSTEE'S DEED
(Illinois)

THIS AGREEMENT made this 22 day of December 2022 between PETER R. VRANESH, as trustee under Trust Agreement dated December 23, 2011, and known as The Peter R. Vranesh Revocable Living Trust, Grantor and **Benito Torres**, as sole owner, of 43 Peyton Drive, Chicago Heights, Illinois 60411, Grantee,

WITNESSES: The Grantor in consideration of the sum of Ten dollars (\$10.00) receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor (s) as said Trustee(s), and of every other power and authority vested in the Grantor(s) hereunto enabling, does hereby convey and quitclaim unto the Grantee(s), in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to wit:

Above Space for Recorder's Use Only

LOT 24 IN BLOCK 24 IN ORIGINAL TOWN OF CHICAGO HEIGHTS, A SUBDIVISION IN SECTION 20 AND SECTION 21, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

Permanent Real Estate Index Number: 32-20-206-013-0000

Address of Real Estate: 1246 Vincennes Avenue, Chicago Heights, Illinois 60411

IN WITNESS WHEREOF, the Grantor, PETER R. VRANESH, as trustee, as aforesaid, hereunto set his hand and seal the day and year first written above.



PETER R. VRANESH,
as trustee as aforesaid

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PETER R. VRANESH, 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 for the uses and purposes therein set forth.

Given under my hand and official seal, and of the seal of the City of Chicago Heights, this 22 day of Dec., 2022



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This instrument was prepared by Cifelli, Scrementi & Dore, Ltd., 423 Ashland Avenue, Chicago Heights, IL, 60411.

SEND SUBSEQUENT TAX BILLS TO:

Benito Torres
43 Peyton Dr.
Chicago Heights, IL

60411

MAIL TO:

Nery Richardson &
4258 W. 63rd St. ^{Konewko}
Chicago, IL 60629 LLC

REAL ESTATE TRANSFER TAX

30-Mar-2023



COUNTY: 35.00
ILLINOIS: 70.00
TOTAL: 105.00

32-20-206-013-0000

| 20221201619341 | 0-723-097-808

CITY OF CHICAGO
HGTS. TRANSFER TAX
276 DOLS 00 CTS