

AFTER RECORDING, MAIL TO:
SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

UNOFFICIAL COPY

1 of 2 2335244
TRUSTEE'S DEED

Doc#: 2319145099 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/10/2023 10:45 AM Pg: 1 of 2

Dec ID 20230601647241
ST/CO Stamp 0-844-603-088 ST Tax \$875.00 CO Tax \$437.50

Mail To:

Kim Freeland
806 N. Peoria St.
Chicago, IL 60642

MICHEL EUGENIO RUIZ AND GAIL STEWART RUIZ, AS CO-TRUSTEES OF THE RUIZ LIVING TRUST, U/A DATED DECEMBER 16, 2020 of the Village of Oak Park, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and QUIT CLAIM(S) to: Anna Ye and Justin Kim, (GRANTEES), husband and wife, of 46 Barnster White Overhill as Tenants by the Entirety and not as Joint Tenants with Right of Survivorship nor tenants in common, in fee simple the following described Real Estate situated in Cook County, State of Illinois, to wit:

LOTS 40 AND 41 IN BLOCK 6 IN WOODBINE ADDITION, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 734 Woodbine Ave., Oak Park, IL 60302

PERMANENT INDEX NO: 16-06-311-005-0000

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any; public and utility easements; and general real estate taxes for 2022 and subsequent years.

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 mentioned.

DATED this 1st day of July, 2023

Michel Eugenio Ruiz
MICHEL EUGENIO RUIZ

Gail Stewart Ruiz
GAIL STEWART RUIZ

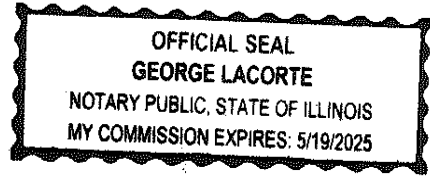
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that MICHEL EUGENIO RUIZ and GAIL STEWART RUIZ, AS CO-TRUSTEES OF THE RUIZ LIVING TRUST, U/A DATED DECEMBER 16, 2020, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as Co-Trustees pursuant to the terms of the Trust Agreement aforesaid, as their free and voluntary act for the uses and purposes therein set forth, and that they have warranted that each has authority under said Trust Agreement to execute and deliver the foregoing instrument.

WITNESS my hand and official seal this 1st day of July, 2023.

George LaCorte
NOTARY PUBLIC



Prepared By:

Law Office of George LaCorte, P.C.
6713 N. Oliphant Ave.
Chicago, Illinois 60631

Send Subsequent Tax Bill to:

Anna Ye and Justin Kim
734 Woodbine Ave.
Oak Park, IL 60302

