

UNOFFICIAL COPY

TRUSTEE DEED
Tenants By The Entirety

Doc#: 2324213468 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/30/2023 03:12 PM Pg: 1 of 2

THIS INDENTURE WITNESSETH, That the Grantor(s), DIANE KOWALSKI, as TRUSTEE OF THE 5305 S. MENARD LAND TRUST DATED MARCH 24, 2012, of the City of Chicago, Illinois, and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to JESUS ONTIVEROS VILLAGRAN and BRENDA RUIZ, husband and wife, 5955 S. Kilbourn Avenue, Chicago, Illinois 60629 not as Joint Tenants nor as Tenancy In Common but as Tenants by the Entirety in the following described real estate, being situated in Cook County, State of Illinois and legally described as follows, to wit:

Dec ID 20230801609355
ST/CO Stamp 0-862-623-184 ST Tax \$275.00 CO Tax \$137.50
City Stamp 1-770-690-000 City Tax: \$2,887.50

LOT 29 IN BLOCK 20 IN CRANE ARCHER AVENUE HOME ADDITION TO CHICAGO, A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER LYING NORTHERLY OF ARCHER AVENUE OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 19-08-420-002-0000

Address of Real Estate: 5305 S. MENARD AVENUE, CHICAGO, ILLINOIS 60638

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 18 Day of August, 2023


DIANE KOWALSKI

Trustee of the 5305 S. Menard
Land Trust, Dated March 24, 2012

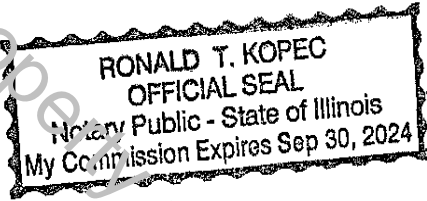
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453
23158990 1/3

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, DIANE KOWALSKI, personally known to me to be the person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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 August, 2023.



[Signature]

Notary Public

This Instrument was prepared by:

RONALD T. KOPEC
Attorney At Law
6218 S. Central Avenue
Chicago, Illinois 60638

REAL ESTATE TRANSFER TAX	23-AUG-2023
CHICAGO:	2,062.50
CTA:	825.00
TOTAL:	2,887.50 *

19-08-420-002-0000 | 20230801609355 | 1-770-690-000
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	23-AUG-2023
COUNTY:	137.50
ILLINOIS:	275.00
TOTAL:	412.50

19-08-420-002-0000 | 20230801609355 | 0-862-623-184

Future Tax Bills to:
JESUS ONTIVEROS VILLAGRAN
5305 S. MENARD AVENUE
CHICAGO, ILLINOIS 60638

After recording return document to:
Dreyfus Law Group
2040 N. Harlem Ave
Elmwood Park, IL 60707