

# UNOFFICIAL COPY

② 236W891191RM

## TRUSTEES DEED

### MAIL RECORDED DEED TO:

Doc#: 2326340063 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/20/2023 03:10 PM Pg: 1 of 3

Dec ID 20230801604553  
ST/CO Stamp 0-851-492-304 ST Tax \$375.00 CO Tax \$187.50  
City Stamp 1-388-363-216 City Tax: \$3,937.50

### MAIL TAX BILL TO:

Sandra-Varinia Bernales-Candia  
3340 N. Rutherford Ave.  
Chicago, IL 60634

(Reserved for Recorders Use Only)

THE GRANTOR(S), **Marcella Ann Trausch, as Successor Trustee under the Richard Charles Trausch Revocable Living Trust dated July 2, 2002 and Marcella Ann Trausch, as Trustee under the Marcella Ann Trausch Revocable Living Trust dated July 2, 2002, of 3340 N. Rutherford Ave., Chicago, IL 60634**, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the power and authority vested in the Grantor(s) as Trustee, CONVEY(S) AND QUIT CLAIM(S) to **Sandra-Varinia Bernales-Candia, a single person**, of **5320 Cortland St Midland Michigan 48642**, to have and to hold, all interest in the following described real estate, situated in Cook County, State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): **13-19-416-023-0000**

Property Address: **3340 N. Rutherford Ave., Chicago, IL 60634**

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

**SUBJECT TO:** Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not due and payable at the time of closing.

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Dated this 14<sup>th</sup> day of September, 2023.

Marcella Ann Trausch

Marcella Ann Trausch, as Successor  
Trustee under the Richard Charles  
Trausch Revocable Living Trust dated  
July 2, 2002

Marcella Ann Trausch

Marcella Ann Trausch, as Trustee under  
the Marcella Ann Trausch Revocable  
Living Trust dated July 2, 2002

STATE OF Illinois )  
 ) SS.  
COUNTY OF Coke )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Marcella Ann Trausch, as Successor Trustee under the Richard Charles Trausch Revocable Living Trust dated July 2, 2002 and Marcella Ann Trausch, as Trustee under the Marcella Ann Trausch Revocable Living Trust dated July 2, 2002**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, 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 set forth therein.

Given under my hand and notarial seal, this 14<sup>th</sup> day of September, 2023.

Cori L Skoog  
Notary Public



**PREPARED BY:**  
Law Office of Abid Sabeeh  
PO Box 542  
Streamwood, IL 60107

Law Office

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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 23GNW891191RM

For APN/Parcel ID(s): 13-19-416-023-0000

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LOT 104 (EXCEPT THE SOUTH 7 FEET THEREOF) AND THE SOUTH 11 FEET OF LOT 104 IN HINKAMP AND COMPANY'S BELMONT AVENUE SUBDIVISION, BEING A RESUBDIVISION OF PART OF OLIVER L. WATSON BELMONT HEIGHTS ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office