

ST23023895 1/2

TRUSTEE'S DEED

UNOFFICIAL COPY

MAIL TO:

Estela Delgado
Danny Delgado
610 Winston Drive
Melrose Park, IL 60160
NAME AND ADDRESS OF TAXPAYER:

Doc#. 2332006442 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/16/2023 01:04 PM Pg: 1 of 2

Dec ID 20231001661570
ST/CO Stamp 0-474-714-064 ST Tax \$390.00 CO Tax \$195.00

MR. DANNY DELGADO
MRS. ESTELA DELGADO
610 Winston Drive
Melrose Park, Illinois 60160.

THE GRANTOR(S), PHILIP J. STEPHAN and ELAINE G. STEPHAN, as Trustees of the PHILIP J. STEPHAN and ELAINE G. STEPHAN TRUST dated November 18, 2019, and any amendments thereto, of the City of Melrose Park, County of Cook, State of Illinois, for and in consideration of TEN and No/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid,

CONVEY(S) AND WARRANT(S) to DANNY DELGADO and ESTELA DELGADO, husband and wife,
an unmarried man and a married woman
(GRANTEE'S ADDRESS) 2047 N. Keystone Ave, Chicago, IL

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 157 IN WINSTON PARK UNIT NO. 2 BEING A SUBDIVISION OF PART OF SECTIONS 2, 3, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1956 AS DOCUMENT 16628779 IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General taxes for 2023 and subsequent years; covenants, conditions and restrictions of record, building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the property,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises ~~not~~ as joint tenants or as tenants in common but as ~~TENANTS BY THE ENTIRETY~~, forever.

Permanent Index Number(s): 15-02-106-028-0000

Property Address: 610 Winston Drive, Melrose Park, Illinois 60160

VILLAGE OF MELROSE PARK
Certificate of Compliance
TRANSFER STAMP
Ordinance No. 687
610 Winston Dr.
Address of Property
D.A. 10-30-23
Approved Date

DATED this 23rd day of October, 2023.

REAL ESTATE TRANSFER TAX



15-02-106-028-0000

15-Nov-2023
COUNTY: 195.00
ILLINOIS: 390.00
TOTAL: 585.00

20231001661570 | 0-474-714-064

UNOFFICIAL COPY

Philip J. Stephan (Seal)

PHILIP J. STEPHAN, Trustee of the PHILIP J. STEPHAN and ELAINE G. STEPHAN TRUST dated November 18, 2019, and any amendments thereto

Elaine G. Stephan (Seal)

ELAINE G. STEPHAN, Trustee of the PHILIP J. STEPHAN and ELAINE G. STEPHAN TRUST dated November 18, 2019, and any amendments thereto

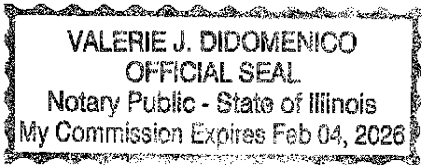
STATE OF ILLINOIS)
) ss
COUNTY OF McHenry)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that PHILIP J. STEPHAN and ELAINE G. STEPHAN, Trustees of the PHILIP J. STEPHAN and ELAINE G. STEPHAN TRUST dated November 18, 2019, and any amendments thereto, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 23rd day of October, 2023.

Valerie J. DiDomenico
Notary Public

My commission expires on
Feb. 04, 2026.



Impress seal here

NAME AND ADDRESS OF PREPARER:

Jill J. Struck
STRUCK LAW GROUP, LLC
24 Grant Street
Crystal Lake, IL 60014
(815) 788-9900

**This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).