

UNOFFICIAL COPY

TRUSTEE'S DEED ILLINOIS STATUTORY

Doc#: 2334233267 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/08/2023 12:04 PM Pg: 1 of 2

Dec ID 20231101680111
ST/CO Stamp 1-412-431-920 ST Tax \$230.00 CO Tax \$115.00
City Stamp 0-495-321-040 City Tax: \$2,415.00

Chicago Title
2365A 55144044
1002

THE GRANTORS, **EDUARDO GUERRERO & MARIA C. GUERRERO**, Co-Trustees under the Guerrero Family Living Trust dated August 28, 2019, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and Warrant to:

^{Lojen}
LUIS FRANCISCO POMAVILLA and **MARIA LUCINDA YUPA** husband and wife, of 3505 N. Kedzie Ave. Chicago, IL 60698, not as tenants in common but as **TENANTS BY THE ENTIRETY**, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 2 IN SUBDIVISION OF LOTS 36, 37, 38, 39, 40, 41, 42, 43, 44 AND 45 IN BLOCK 9 IN THE RESUBDIVISION OF BLOCKS 7, 8, 9 AND 10 IN THE SUBDIVISION OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: (a) Covenants, conditions and restrictions of record; (b) public and utility easements; (c) acts done by or suffered through Buyer; (d) all special governmental taxes or assessments confirmed and unconfirmed; and (e) general real estate taxes not yet due and payable at the time of closing hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 16-10-308-019-0000

Address of Real Estate: 4710 W. Fulton Street, Chicago, Illinois 60644

Dated this 30 day of October, 2023.

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Eduardo Guerrero (SEAL)
EDUARDO GUERRERO, Co-Trustee

Maria C. Guerrero (SEAL)
MARIA C. GUERRERO, Co-Trustee

STATE OF ILLINOIS)
)ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **EDUARDO GUERRERO & MARIA C. GUERRERO, Co-Trustees under the Guerrero Family Living Trust dated August 28, 2019**, 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 official seal, this 30 day of October, 2023.

Karen A. Stanuch (Notary Public)

Prepared By:
Joseph R. Barbaro
Attorney at Law
9760 South Roberts Road, Suite A
Palos Hills, Illinois 60465



After Recording Mail To: _____ →

~~Ebony Lucas~~
~~The Closing Firm LLC, Real Estate Legal Services~~
~~641 E. Pershing St., Ste. E~~
~~Chicago, IL 60653~~

Mail Tax Bill To:
Luis Francisco Pomavilla *Loja*
Maria Lucinda Yupa
4710 W. Fulton Street
Chicago, Illinois 60644