

# UNOFFICIAL COPY

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

Doc#: 2335213387 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/18/2023 02:45 PM Pg: 1 of 2

1061 2337089  
**TRUSTEE'S DEED**

Reserved for Recorder

Dec ID 20231201696148  
ST/CO Stamp 0-814-829-616 ST Tax \$160.00 CO Tax \$80.00

This indenture made this 15<sup>th</sup> Day of **December, 2023** between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as successor Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 5<sup>th</sup> day of **May, 1990** and known as Trust Number **90-5987** and party of the first part, and

**MARTHA MUNOZ VALENCIA,**  
**A SINGLE WOMAN.**

Whose address is:  
**5614 W. WELLINGTON AVE**  
**UNIT 2W**  
**CHICAGO, ILLINOIS 60634**

Party of the second part.

**WITNESSETH**, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in **Cook** County, Illinois, to wit:

UNIT 202 AS DELINEATED ON PLAT OF SURVEY OF LOT 5 IN JOSEPH J. PAGANUCCI'S RESUBDIVISION OF LOTS 1 THROUGH 20 BOTH INCLUSIVE IN BLOCK 7 IN RIVER GROVE ESTATES, BEING A SUBDIVISION IN THE NORTH EAST FRACTIONAL QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY ELMWOOD BUILDERES, INC., AN ILLINOIS CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 19892619 TOGETHER WITH AND UNDIVIDED PERCENTAGE INTEREST IN SAID LOT 5 IN JOSEPH J PAGANUCCI'S RESUBDIVISION AFORESAID (EXCEPTING FROM SAID LOT 5 ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY).

**Permanent Tax Number: 12-26-207-011-1010**

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the 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 above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,  
as successor Trustee as Aforesaid

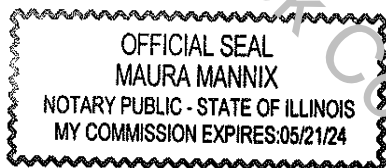
By: *Maura Mannix*  
Assistant Vice President

State of Illinois  
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Trust Officer of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 15<sup>th</sup> day of December, 2023



*Maura Mannix*  
NOTARY PUBLIC

PROPERTY ADDRESS:  
3033 PARIS AVENUE  
UNIT 202  
RIVER GROVE, IL 60171

THIS INSTRUMENT WAS PREPARED BY:  
LOURDES MARTINEZ  
CHICAGO TITLE LAND TRUST COMPANY  
5215 OLD ORCHARD ROAD, SUITE 425  
SKOKIE, ILLINOIS 60077

AFTER RECORDING, PLEASE MAIL TO: and tax bill to:

NAME MARTHA MUNOZ VALENCIA

ADDRESS 3033 PARIS AVE OR BOX NO. \_\_\_\_\_

CITY, STATE River Grove, IL 60171

SEND TAX BILLS TO: same as above.



Approved \_\_\_\_\_