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TRUSTEE'S DEED TENANTS BY THE ENTIRETY

Doc#: 2336113022 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/27/2023 09:41 AM Pg: 1 of 3

Mail to:

Dec ID 20231201690404
ST/CO Stamp 1-138-667-568 ST Tax \$290.00 CO Tax \$145.00
City Stamp 1-038-004-272 City Tax: \$3,045.00

RAMIRO DIAZ
3753 W 50th PL
CHG 22 60632

Name & Address of Taxpayer:

Ramiro Diaz
3753 W 50th PL
CHG 22 60632

Chicago Title

2365C 01355 7HM NMM 10/2

This Indenture made this 28 day of November, 2023, between **BRIAN B. MADDEN, AS SUCCESSOR TRUSTEE UNDER THE PROVISIONS OF THE MARILYN L. MADDEN DECLARATION OF TRUST DATED MARCH 5, 2020**, whose address is 3751 W. 50th Place, Chicago, IL 60632, and **MARIA L. ARELLANO AND RAFAEL RAMIRO DIAZ WIFE AND HUSBAND**, whose address is 3753 W. 50th Place, Chicago, IL 60632, Grantees.

WITNESSETH, that the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor and said Successor Trustee and of every other power and authority the Grantor hereunto enabling does hereby convey and quit claim unto the Grantees, TO HAVE AND TO HOLD said premises, not as tenants in common or as joint tenants, but as **TENANTS BY THE ENTIRETY**, forever, the following described real estate, situated in the County of COOK and the State of ILLINOIS, to wit:

SEE LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO

COMMONLY KNOWN AS: 3751 W. 50TH PLACE, CHICAGO, IL 60632
PERMANENT INDEX NO.: 19-11-117-042-0000

Subject to covenants, conditions and restrictions of record and real estate taxes for the year 2022 and subsequent years. Together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

IN WITNESS WHEREOF **BRIAN B. MADDEN, AS SUCCESSOR TRUSTEE UNDER THE PROVISIONS OF THE MARILYN L. MADDEN DECLARATION OF TRUST DATED MARCH 5, 2020**, has aforesaid hereunto set his hand and seal the day and year first above written.

Brian B. Madden (SEAL)
BRIAN B. MADDEN, AS SUCCESSOR TRUSTEE UNDER THE PROVISIONS OF
THE MARILYN L. MADDEN DECLARATION OF TRUST DATED MARCH 5, 2020

This instrument was prepared by: **JOHN M. MORRONE, ATTORNEY AT LAW**
12820 S. Ridgeland Avenue, Unit C, Palos Heights, IL 60463

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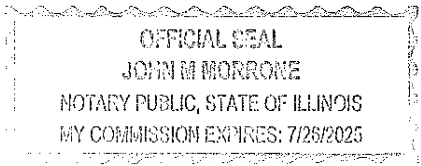
STATE OF ILLINOIS)
)SS:
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC in and for said County in the State aforesaid, DO HEREBY CERTIFY that **BRIAN B. MADDEN, AS SUCCESSOR TRUSTEE UNDER THE PROVISIONS OF THE MARILYN L. MADDEN DECLARATION OF TRUST DATED MARCH 5, 2020**, the above named person is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said Successor Trustee for the uses and purposes therein set forth; and the said grantor then and there acknowledged as Successor Trustee of **THE MARILYN L. MADDEN DECLARATION OF TRUST** caused this instrument to be signed of his own free and voluntary act and as the free and voluntary act of said Successor Trustee 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 28 day of November, 2023.

Commission expires 7/26, 2025


NOTARY PUBLIC



CLERK OF COOK COUNTY Clerk's Office

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EXHIBIT "A"

LOT 3 IN NELSON SCHOOL SUBDIVISION, BEING THE NORTH 250 FEET OF THE SOUTH 283 FEET OF THE EAST 125 FEET OF THE WEST 158 FEET OF THE WEST HALF OF THE SOUTH WEST QUARTER OF THE SOUTH EAST QUARTER OF THE NORTH WEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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