

UNOFFICIAL COPY

Doc#: 2336233427 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/28/2023 03:47 PM Pg: 1 of 3

TRUSTEE'S DEED JOINT TENANCY

Dec ID 20231201601304
ST/CO Stamp 0-279-873-584 ST Tax \$260.00 CO Tax \$130.00
City Stamp 1-691-519-024 City Tax: \$2,730.00

This indenture made this **20th** 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 **14th** day of **March, 1994** and known as Trust Number **13634**, party of the first part, and

Martha M. Torrez Allen and Benito Herrera Jr., as joint tenants with rights of survivorship, and not as tenants in common parties of the second part

Reserved for Recorder's Office

whose address is:
**10931 South Longwood Dr., Unit 1
Chicago, IL 60643**

*both single

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 parties of the second part, **not as tenants in common, but as joint tenants**, the following described real estate, situated in **COOK**

THE SOUTH 42 FEET OF THE NORTH 100 FEET OF LOTS 40 TO 42 IN BRONSONS RESUBDIVISION OF LOTS 6 TO 12 BOTH INCLUSIVE AND THE NORTH 90 FEET OF LOTS 1 TO 5 BOTH INCLUSIVE IN BLOCK M OF RESUBDIVISION OF BLUE ISLAND LAND AND BUILDING COMPANY OF CERTAIN BLOCKS IN MORGAN PARK AND WASHINGTON HEIGHTS IN SECTION 18, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: **11006 S. Hoyne Ave., Chicago, IL 60643**

Permanent Tax Number: **25-18-315-033-0000**

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part forever, not in tenancy in common, but in joint tenancy.

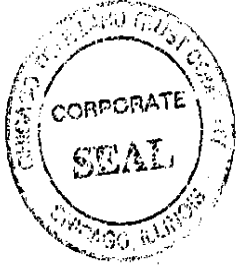
This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

FIDELITY NATIONAL
TITLE INSURANCE

0023019489

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



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

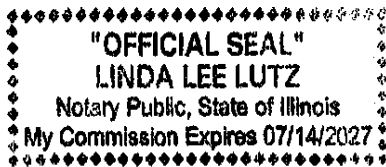
By: [Signature]
Martha Lopez - Asst. Vice President

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 **Asst. Vice President 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 Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Asst. Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this **20th** day of **December, 2023**.



[Signature]
NOTARY PUBLIC

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
Martha Lopez, AVP/TLO
15255 South 94th Avenue
Suite 500
Orland Park, IL 60462

GRANTEES ADDRESS

AFTER RECORDING, PLEASE MAIL TO:

NAME Martha M. Torrez Allen & Benito Herrera, Jr.
ADDRESS 10931 S. Longwood Dr. Unit 1
CITY, STATE Chicago, IL 60643

SEND SUBSEQUENT TAX BILLS TO:

NAME Martha M. Torrez Allen & Benito Herrera Jr.
ADDRESS 10931 S. Longwood Dr. Unit 1
CITY, STATE Chicago, IL 60643

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REAL ESTATE TRANSFER TAX

27-Dec-2023



| | |
|------------------|--------|
| COUNTY: | 130.00 |
| ILLINOIS: | 260.00 |
| TOTAL: | 390.00 |

25-18-315-033-0000

| 20231201601304 | 0-279-873-584

REAL ESTATE TRANSFER TAX

27-Dec-2023



| | |
|-----------------|------------|
| CHICAGO: | 1,960.00 |
| CTA: | 780.00 |
| TOTAL: | 2,730.00 * |

26-18-315-033-0000 | 20231201601304 | 1-691-519-024

* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office