

UNOFFICIAL COPY

Doc# 2400213182 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 01/02/2024 10:37 AM Pg: 1 of 2

Dec ID 20231201602712

ST/CO Stamp 0-661-571-632 ST Tax \$240.00 CO Tax \$120.00

112
This instrument prepared by:

Daniel Chase Gentile
1400 E. Touhy Ave., Suite 409
Des Plaines, IL 60018

Mail future tax bills to:

Ivon Guzman and Oswaldo Guzman
8114 South 83rd Court
Justice, IL 60458

Mail this recorded instrument to:

Ivon Guzman and Oswaldo Guzman
8114 South 83rd Court
Justice, IL 60458

TRUSTEE'S DEED

This Indenture, made this December 19, 2023, between Alan Kochanski, as Trustee of the Rosemarie Kochanski RLT dated October 19, 2020, party of the first part, and Ivon Guzman and Oswaldo Guzman of 4601 S. Kedzie Ave., Chicago, Illinois, as Joint Tenants, party of the second part. * UNMARRIED ** UNMARRIED

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in Cook County, State of Illinois, to wit:

Lot 195 in Wesley Fields Subdivision of the West Half of the Northeast Quarter of Section 35, Township 38 North, Range 12, East of the Third Principal Meridian (except from said West Half of the Northeast Quarter of the North 10 rods of the East 8 rods thereof), in Cook County, Illinois, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on January 5, 1954 as Document No. 1501535.

Permanent Index Number(s): 18-35-214-010-0000

Property Address: 8114 South 83rd Court, Justice, IL 60458

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year 2023 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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 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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Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

[Handwritten Signature]

Trustee

Trustee

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 Alan Kochanski, as Trustee of the Rosemarie Kochanski RLT dated October 19, 2020, as Trustee(s) aforesaid, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 19th day of March, 2023.

[Handwritten Signature]

Notary Public

