

# UNOFFICIAL COPY

A23-4431 AB  
TRUSTEE'S DEED

Doc#: 2401833347 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/18/2024 02:35 PM Pg: 1 of 2

Dec ID 20240101611205  
ST/CO Stamp 1-295-098-928 ST Tax \$70.00 CO Tax \$35.00

Above Space for Recorder's Use Only

THIS INSTRUMENT, made this 28<sup>th</sup> day of December, 2023 by David L. Klimala, Successor Trustee of the John C. and Rita A. Klimala Trust dated February 2, 1990 hereinafter referred to as Grantor, and Ramiro Orozco-Aguirre and Gustavo Orozco-Aguirre of 16631 Emerald Ave, Harvey, IL 60425, hereinafter referred to as Grantee:

WHEREAS, Grantor is the duly acting Trustee under the provisions of a Trust Agreement dated February 2, 1990 and known as The John C. and Rita A. Klimala Trust, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantors, not individually but as such Trustees, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, do hereby Grant, Sell and Convey to: Ramiro Orozco-Aguirre\* and Gustavo Orozco-Aguirre, not in Tenancy in Common, but in JOINT TENANCY, pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as 16629 Emerald Avenue, Harvey, IL 60425, legally described as:

\*AGUIRRE

Situated in the County of Cook, State of Illinois, to wit:

The North 1/2 of Lot 6 in Block 6 in Percy Wilson's Washington Park Subdivision being a Subdivision of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; ~~unconfirmed special governmental taxes or assessments for improvements not yet completed;~~ and general real estate taxes for 2023 and subsequent years.

Permanent Index Number: 29-21-313-030-0000

Address(es) of Real Estate: 16629 Emerald Avenue, Harvey, IL 60426

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustees, in and to the premises.

IN WITNESS WHEREOF, Grantors, not individually, but as Trustees aforesaid, have hereunto set their hand and seal the day and year first above written.

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\$ 7000



No. 22528

By: David Klimala  
David L. Klimala  
as Successor Trustee of The John C. and Rita A. Klimala Trust dated February 2, 1990

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 David L. Klimala, personally known to me to be the same persons 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 such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 28<sup>th</sup> day of December, 2023.



Lauren Berger  
NOTARY PUBLIC  
Commission expires 10/15/2024

This instrument was prepared by: Dennis G. Gianopolus, 18511 Torrence Avenue, Lansing, Illinois 60438

**MAIL TO:**

Law Offices of Elina Galod,  
1016 W. Madison St, Ste 1C  
Chicago IL 60607

**SEND SUBSEQUENT TAX BILLS TO:**

Ramiro Orozco-Aguirre and Gustavo Orozco,  
Aguirre  
16631 Emerald Ave  
Harvey, IL 60426

OR

Recorder's Office Box No. \_\_\_\_\_

REAL ESTATE TRANSFER TAX		15-Jan-2024
COUNTY:	COOK	35.00
ILLINOIS:		70.00
TOTAL:		105.00

29-21-313-030-0020 | 30349101611235 | 1-295-098-938