

UNOFFICIAL COPY

TRUSTEE'S DEED

This Document Prepared By and
After Recording Please Return To:
William E. Russell, Esq.
Smith Gambrell & Russell LLP
311 South Wacker Drive, Suite 3000
Chicago, Illinois 60606

Mail subsequent tax bills to:
Anton E. Lazaro
4045 North Elston Ave.
Chicago, Illinois 60618



Doc# 2402334035 Fee \$88.00
RHSP FEE: \$18.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 01/23/2024 02:58 PM PG: 1 OF 4

THIS TRUSTEE'S DEED is made this 14th day of December 2023, by ANTON LAZARO, AS TRUSTEE OF THE ANTON LAZARO DECLARATION OF TRUST DATED SEPTEMBER 18, 1995, whose mailing address is 4045 North Elston Ave., Chicago, Illinois 60618 ("Grantor"), for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents hereby quitclaim and convey to ANTON E. LAZARO, whose mailing address 4045 North Elston Ave., Chicago, Illinois 60618 ("Grantee"), forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

Together with the hereditaments and appurtenances thereunto belonging.

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

This deed is executed by the Grantor, as Trustee, as aforesaid, pursuant to and in exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust delivered to said trustee in pursuance of the Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT HOWEVER, to general real estate taxes not yet due and payable; building, use and occupancy or restrictions, if any, zoning laws and ordinances; easements of record affecting the premises; drainage ditches, feeders and laterals, if any; conveyances or reservations of coal, mineral and mining rights, if any, of record; matters of survey.

The undersigned hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

UNOFFICIAL COPY

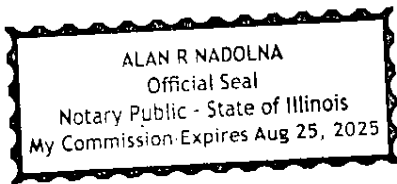
IN WITNESS WHEREOF, this Trustee's Deed has been executed by the Grantor on and as of the date first above written.

ANTON LAZARO, AS TRUSTEE OF THE ANTON LAZARO DECLARATION OF TRUST DATED SEPTEMBER 18, 1995

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 ANTON LAZARO, AS TRUSTEE OF THE ANTON LAZARO DECLARATION OF TRUST DATED SEPTEMBER 18, 1995, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he signed and delivered the said instrument as his own free and voluntary act the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 19th day of Dec., 2023.

NOTARY PUBLIC

My Commission Expires:

8/25/25

This Deed is exempt under the provisions of Paragraph (e), 35 ILCS 200/31-45 Real Estate Transfer Tax Law

December 19, 2023

Agent

REAL ESTATE TRANSFER TAX

23-Jan-2024



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

REAL ESTATE TRANSFER TAX

23-Jan-2024



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

13-14-332-039-0000 | 20240101618698 | 0-371-061-808

13-14-332-039-0000 | 20240101618698 | 1-847-987-248

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

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

THE NORTH 50.0 FEET OF LOT 49 (AS MEASURED ON THE EAST LINE THEREOF) IN BLOCK 27 IN THE SUBDIVISION OF BLOCKS 1 TO 31 BOTH INCLUSIVE OF W.B. WALKER'S ADDITION TO CHICAGO IN THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 4040 North Elston Ave., Chicago, Illinois 60618
PIN: 13-14-337-039-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

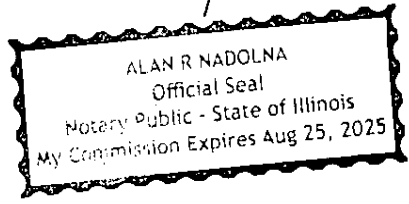
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Dec 19, 2023

Signature: [Handwritten Signature]
Grantor

Subscribed and sworn to before me by this 19 day of Dec, 2023.

[Handwritten Signature]
Notary Public



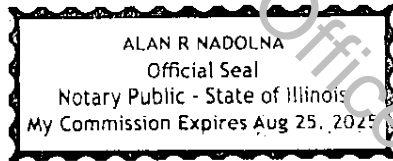
The grantee or his agent affirms and verifies that the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Dec 19, 2023

Signature: [Handwritten Signature]
Grantee

Subscribed and sworn to before me by this 19 day of Dec, 2023.

[Handwritten Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses

(Attach to deed or ABL to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Act.)