### **UNOFFICIAL COPY**

### TRUSTEE'S DEED

Bw23067/11 105)

WHEN RECORDED MAIL TO: Fabian Flores
802 North 3rd Avenue
Maywood, Illinois 60153
Spence C. Hunt
1035 S. Youk Fd.
Cengenulle, IC Coloc
SEND TAX BILLS TO:
Fabian Flores
802 North 3rd Avenue
Maywood, Illinois 6015.

Doc#. 2402441309 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 01/24/2024 04:32 PM Pg: 1 of 3

Dec ID 20231201693776

ST/CO Stamp 1-246-759-984 ST Tax \$180.00 CO Tax \$90.00

Above Space for Recorder's Use Only

The GRANTORS, Judith A. Woll and Rebecca S. Woll, as Trustees of the Woll Family Trust dated August 4. 2000, as amended and restated, of 802 North 3rd Ave, Maywood, Illinois 60153, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby convey and quit claim unto the GRANTEE, in fee simple, Fabian Flores, single, of 1724 Note to the following described real estate situated in the County of Cook, State of Illinois, to-wit:

E Metrose Park, IL 60160 See attached Exhibit-1Habi Balais Tighstor Te., FRIC

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**Property Address:** 

802 North 3rd Avenue, Maywood, Illinois 60153

Permanent Index Number: 15-02-327-019-0000

Subject only to: general real estate taxes not due and payable at the time of Closing; covenants; conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

#### HEREBY RELEASING HOMESTEAD RIGHTS:

IN WITNESS WHEREOF, the *GRANTOR*, Judith A. Woll and Rebecca S. Woll, as Trustees of the Woll Family Trust dated August 14, 2000, as amended and restated, has caused their name to be signed to this instrument dated this | O of December, 2023.

Judith A. Woll, as Trustee of the Woll Family Trust dated August 14, 2000, as amended and restated

## **UNOFFICIAL COPY**

Rebecca S. Woll, as Trustee of the Woll Family Trust dated August 14, 2000, as amended and restated STATE OF ILLINOIS ) ) SS COUNTY OF COOK I, the unders gned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY Judith A. Woll and Rebecca S. Woll, as Trustees of the Woll Family Trust dated August 14, 2000, as amended and restated, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that ir sy signed and delivered the same instrument as their free and voluntary act, for the uses and purposes therein set forth. GIVEN under my hand and official seal, this day of December, 2023. Notary Public

OFFICIAL SEAL **HOPE GELDES** NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 07/20/2026

My commission expires:

**AL ESTATE TRANSFER TAX** 24-Jan-2024 COUNTY: 90.00 ILLINOIS: 180.00 TOTAL: 270.00 15-02-327-019-0000 20231201693776 | 1-246-759-984

THIS INSTRUMENT WAS PREPARED BY:

Hope F. Geldes Geldes Law, Ltd. 1922 Home Avenue Berwyn, Illinois 60402

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BW23067111

# **UNOFFICIAL COPY**

#### Exhibit A

LOTS 11 AND 12 AND SOUTH 6 FEET OF LOT 13, AND THE EAST HALF OF THE VACATED ALLEY LYING WEST OF AND ADJACENT TO SAID LOTS 11, 12 AND THE SOUTH 6 FEET OF LOT 13, IN BLOCK 247 IN MAYWOOD, A SUBDIVISION IN PART OF SECTIONS 2, 11 AND 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 15-02-327 C19-0000

opses only.

Cook County Clark's Office For Informational Purposes only: 802 North 3rd Avenue, Maywood, IL 60153