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TRUSTEE'S DEED JOINT TENANCY



Doc# 2405228083 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/21/2024 02:35 PM PG: 1 OF 4

774361 1/2

This indenture made this **12th** day of **February, 2024**, 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 **18th** day of **July, 1996** and known as Trust Number **96-245**, party of the first part, and

Reserved for Recorder's Office

Rogelio Esparza Sanchez and **Esperanza A. Suarez**,
not as tenants in common, but as joint tenants with rights of survivorship
parties of the second part

** * * Single Man* ** * * A Single Woman*

whose address is:
9945 S. Nottingham Ave, 3D
Chicago Ridge, IL 60415

Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602

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, as **tenants in common** the following described real estate, situated in **COOK** County, Illinois, to wit:

~~LOTS 3 AND 4 IN BLOCK 1 IN REED BROTHERS' SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. See attached (A)~~

Property Address: **9104 S. 51st Ave., Oak Lawn, IL 60453**

Permanent Tax Number: **24-04-401-027-0000** and **24-04-401-028-0000**

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.

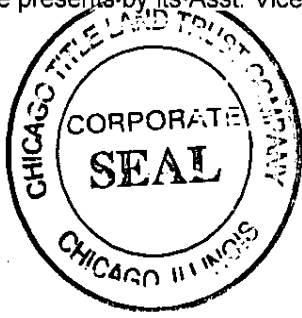
Village of Oak Lawn Real Estate Transfer Tax \$500 06737
Village of Oak Lawn Real Estate Transfer Tax \$500 0673P

Village of Oak Lawn Real Estate Transfer Tax \$300 06040
Village of Oak Lawn Real Estate Transfer Tax \$20 04424

S ✓
P ✓
S ✓
SC ✓
INT ✓

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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

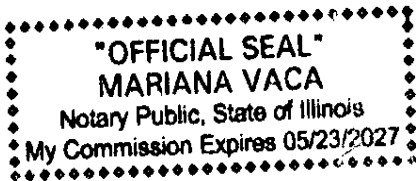
By: _____
Martha Lopez – Asst. Vice President

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 **12th** day of **February, 2024**.



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

AFTER RECORDING, PLEASE MAIL TO:

NAME Rogelio Esparza Sanchez

ADDRESS 9104 S 51st Ave

CITY, STATE Oak Lawn, IL

SEND SUBSEQUENT TAX BILLS TO:

NAME Esperanza Suarez

ADDRESS 9104 S 51st Ave

CITY, STATE Oak Lawn, IL

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LEGAL DESCRIPTION:

LOTS 3 AND 4 IN BLOCK 1 IN REED BROTHERS' SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

24-04-401-027-0000 *Ⓟ*

24-04-401-028-0000

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

16-Feb-2024



COUNTY:	132.00
ILLINOIS:	264.00
TOTAL:	396.00

24-04-401-027-0000

| 20240201634561

| 1-165-779-504