

# UNOFFICIAL COPY

Doc#: 2407502176 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 3/15/2024 12:13 PM Pg: 1 of 2

Doc ID 20240301650099  
ST/Co Stamp 0-161-602-096 ST Tax \$87.00 CO Tax \$43.50  
City Stamp 1-410-325-040 City Tax \$913.50

## TRUSTEE'S DEED (ILLINOIS)

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

ORNT No. 23161793

THIS INDENTURE, made this 19 day of February, ~~2023~~<sup>2024</sup>, between **EDWARD P. BRANCH AS TRUSTEE OF THE EDWARD P. BRANCH LIVING TRUST,** DATED OCTOBER 23, 2020, Grantor, and **JOEL MANDUJANO,** Grantee(s), a married man of \_\_\_\_\_

WITNESSETH, that said Grantor(s) in consideration of the sum of Ten Dollars (\$10.00) receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor(s) as said Trustee(s), and of every other power and authority the Grantor(s) hereunto enabling, do(es) hereby convey and Quit Claim unto the Grantee(s), in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to-wit:

LOT 6 IN BLOCK 3 IN N. LANCASTER'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 9892, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number(s): **20-22-300-022-0000 & 20-22-300-023-0000**  
Address of Real Estate: **6728 S. Wabash Ave, Chicago, IL 60637**

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

To have and to hold, the same unto said Grantee(s), and to the proper use, benefit and behoove, forever, of said Grantee(s).

This deed is executed by Grantor(s), as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county and subject to: 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; general real estate taxes not yet due and payable at the time of Closing hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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IN WITNESS WHEREOF, Grantor(s), not individually, but as Trustee aforesaid, has hereunto set his/her/their hand(s) and seal(s) the day and year first above written.

**EDWARD P. BRANCH AS TRUSTEE OF THE EDWARD P. BRANCH LIVING TRUST,  
DATED OCTOBER 23, 2020**

Edward P. Branch (Seal)  
EDWARD P. BRANCH, as Trustee, aforesaid

| REAL ESTATE TRANSFER TAX |                | 14-Mar-2024   |
|--------------------------|----------------|---------------|
|                          | COUNTY:        | 43.50         |
|                          | ILLINOIS:      | 87.00         |
|                          | TOTAL:         | 130.50        |
| 20-22-300-023-0000       | 20240301650099 | 0-161-602-096 |

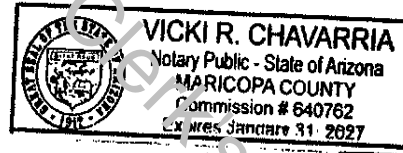
State of Arizona  
County of Maricopa ss.

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT EDWARD P. BRANCH, Trustee aforesaid, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act as such trustee(s)/co-trustee(s) aforesaid, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19 day of Feb, 2024.

Commission expires Jan 31, 2027.

V. R. Chavarria  
NOTARY PUBLIC



This Instrument was prepared by:  
Aldon W. Patt, Esq. - Law Offices of Aldon W. Patt  
120 W. Madison Street, Suite 200-60  
Chicago, IL 60602  
Tel: (312) 641-0885

| REAL ESTATE TRANSFER TAX |                | 14-Mar-2024   |
|--------------------------|----------------|---------------|
|                          | CHICAGO:       | 652.50        |
|                          | CTA:           | 261.00        |
|                          | TOTAL:         | 913.50 *      |
| 20-22-300-023-0000       | 20240301650099 | 1-4-0-225-040 |

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

SEND SUBSEQUENT TAX BILLS TO:

AFTER RECORDING MAIL TO:

Joel MANDUJANO Joel MANDUJANO  
9229 S Keeler 9229 S Keeler  
CHICAGO  
OAK LAWN, IL 60453 OAK LAWN, IL 60453

ORNT No. 23161793