

TRUSTEE'S DEED

UNOFFICIAL COPY

This indenture made this 13TH day of **March, 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 the 22nd day of **October, 2020**, and known as Trust Number **7787** party of the first part, and

JUAN CARLOS GARCIA MERLOS

Whose address is:
1415 W 73rd St
Chicago IL 60636
party of the second part.

Doc#: 2409202201 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/1/2024 11:33 AM Pg: 1 of 4

Dec ID 20240301653341
ST/Co Stamp 1-518-409-264 ST Tax \$70.00 CO Tax \$35.00
City Stamp 0-181-999-152 City Tax \$772.96

Reserved for Recorder's Office

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 party of the second part, the following described real estate, situated in **COOK** County, Illinois, to wit:

LOT 6 IN HALEY'S RESUBDIVISION OF LOTS 1 TO 16, INCLUSIVE, IN MARGARET R MCKEOWN'S SUBDIVISION OF BLOCK 10 OF JONES SUBDIVISION IN THE WEST 1/2 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 1415 W 73RD ST., CHICAGO IL 60636
Permanent Tax Number: 20-29-122-008-0000

together with the tenements and appurtenances thereunto belonging.

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

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 given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

FIDELITY NATIONAL TITLE *OC24004936*

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



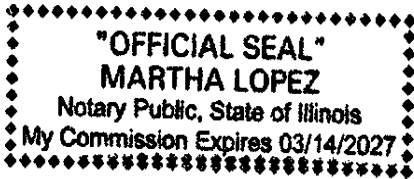
CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: Linda Lee Lutz
Linda Lee Lutz, Assistant 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 Linda Lee Lutz, Assistant 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 Assistant 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 Assistant 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 13th day of March, 2024



[Signature]
NOTARY PUBLIC

This instrument was prepared by:
Linda Lee Lutz, AVP/LTO
CHICAGO TITLE LAND TRUST COMPANY
15255 S 94th Ave., Suite 500
Orland Park, IL 60462

AFTER RECORDING, PLEASE MAIL TO:
JUAN CARLOS GARCIA MERLAS
1415 W 73RD STREET
CHICAGO, IL 60636

SEND TAX BILLS TO:
JUAN CARLOS GARCIA MERLAS
1415 W 73RD STREET
CHICAGO, IL 60636

PROPERTY ADDRESS: 1415 W 73RD ST., CHICAGO IL 60636

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Property of Cook County Clerk's Office





CHICAGO:	525.00
CTA:	210.00
TOTAL:	735.00 *

20-29-122-008-0000 | 20240301653341 | 0-181-999-152

Total does not include any applicable penalty or interest due.

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Property of Cook County Clerk's Office

		COUNTY:	35.00
		ILLINOIS:	70.00
		TOTAL:	105.00
20-29-122-008-0000	20240301653341	1-518-409-264	