

# UNOFFICIAL COPY

## TRUSTEE'S DEED

(Warranty Deed)

(Statutory (Illinois))  
(Individual to Individual)

**Mail to:**

MS. VALERIE MATTHEWS  
10027 S. Bensley Avenue  
Chicago, Illinois 60617

**Send Subsequent Tax Bills to:**

MS. VALERIE MATTHEWS  
10027 S. Bensley Avenue  
Chicago, Illinois 60617

Doc#: 2409214543 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/1/2024 3:55 PM Pg: 1 of 2

Dec ID 20240301665973

ST/Co Stamp 1-197-553-200 ST Tax \$79.00 CO Tax \$39.50

City Stamp 0-082-785-840 City Tax \$829.50

THE GRANTOR(S), **DERRICK MITCHELL** Successor Trustee of the **THE J. MITCHELL REVOCABLE LIVING TRUST**, of 4452 S. Vincennes Avenue, Unit# 1N, Chicago, Illinois 60653, for and in consideration of TEN (\$10.00) AND NO/100 DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to: **VALERIE MATTHEWS**, a single woman, of 9331 S. Burnside Avenue, Chicago, Illinois 60619, the following described real estate situated in the County of Cook, in the State of Illinois:

**THE SOUTH 28 FEET OF LOT 30 AND THE NORTH 12 FEET OF LOT 29 IN BLOCK 23 IN CALUMET TRUSTS SUBDIVISION NUMBER 2 A RESUBDIVISION OF BLOCKS 158 TO 161, 170 TO 173 IN SOUTH CHICAGO AS PER PLAT THEREOF RECORDED AS DOCUMENT 9224451 (IN THE SOUTH WEST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN NORTH OF THE INDIAN BOUNDARY LINE AND THE SOUTH EAST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN SOUTH OF THE INDIANA BOUNDARY LINE AND THE SOUTH EAST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN NORTH OF THE INDIAN BOUNDARY LINE) IN COOK COUNTY, ILLINOIS.**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD.

**FIRST AMERICAN TITLE**

FILE # 3175412

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; and general real estate taxes not due and payable at the time of Closing.

Permanent Index Number(s): **26-07-149-074-0000**

Address of Real Estate: **10027 S. Bensley Avenue, Chicago, Illinois 60617**

Dated on **March 29, 2024**

**THE J. MITCHELL REVOCABLE LIVING TRUST**

By: \_\_\_\_\_

**DERRICK MITCHELL, Successor Trustee**

(Seal)

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STATE OF ILLINOIS  
COUNTY OF COOK

] ss.  
]

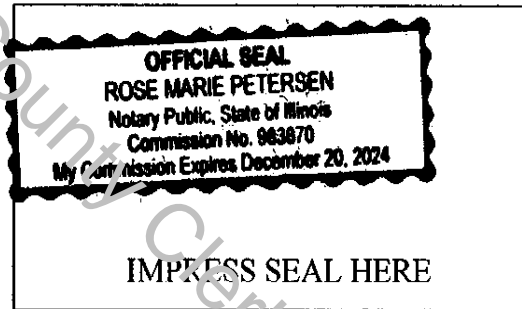
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **DERRICK MITCHELL**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 29<sup>th</sup> day of March, 2024

Rose Marie Petersen  
NOTARY PUBLIC

My commission expires on December 20, 2024

This instrument was prepared by:  
Attorney Karen M. Walker  
3353 S. Prairie Avenue, 1<sup>st</sup> Flr.  
Chicago, Illinois 60616



\*If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.