

UNOFFICIAL COPY

132010977

TRUSTEE'S DEED

Doc#: 2412023054 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 4/29/2024 11:19 AM Pg: 1 of 2

Dec ID 20240201638947

ST/Co Stamp 1-683-393-072 ST Tax \$440.00 CO Tax \$220.00

City Stamp 0-990-480-944 City Tax \$4,620.00

Above Space for Recorder's Use Only

THIS INDENTURE, made this 22 day of Feb, 2024 by Jack D. Darland and Carmen K. Darland, Co-Trustees of the Darland Family Revocable Trust dated October 31, 2014 hereinafter referred to as Grantors, and Felicita Montanez, as Trustee of the Felicita Montanez Declaration of Trust dated December 26, 2012 of 5035 W. Schubert, Chicago, IL 60639, hereinafter referred to as Grantee:

WHEREAS, Grantors are the duly acting Trustees under the provisions of a Trust Agreement dated October 31, 2014 and known as Jack D. Darland and Carmen K. Darland as Co-Trustees of the Darland Family Revocable Trust dated October 31, 2014, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantors, not individually but as such Trustees, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, do hereby Grant, Sell Warrant and Convey to: Felicita Montanez, as Trustee of the Felicita Montanez Declaration of Trust dated December 26, 2012, pursuant to said power and authority referred to above, as well as every other power and authority hereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as 1644 North Keeler Avenue, Chicago, IL 60639, legally described as:

Situated in the County of Cook, State of Illinois, to wit:

Lot 40 in Block 29 in Garfield, being a Subdivision of the Southeast 1/4 of Section 34, Township 40 North, Range 13, East of the Third Principal Meridian, (except the West 307 feet of the North 631.75 feet and the West 333 feet of the South 1295 feet thereof), in Cook County, Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2023 and subsequent years.

Permanent Index Number: 13-34-426-018-0000

Address(es) of Real Estate: 1644 North Keeler Avenue, Chicago, IL 60639

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustees, in and to the premises.

IN WITNESS WHEREOF, Grantors, not individually, but as Trustees aforesaid, have hereunto set their hand and seal the day and year first above written.

UNOFFICIAL COPY

By: *Jack D. Darland*
Jack D. Darland
as Trustee of Darland Family Revocable Trust
dated October 31, 2014

By: *Carmen K. Darland*
Carmen K. Darland
as Trustee of Darland Family Revocable Trust
dated October 31, 2012

STATE OF Florida)
COUNTY OF Lee) SS

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jack D. Darland and Carmen K. Darland, not personally, but as Co-Trustees under the provisions of a Trust Agreement dated October 31, 2014 and known as Jack D. Darland and Carmen K. Darland as Co-Trustees of the Darland Family Revocable Trust dated October 31, 2014, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of February, 2024.



Victoria Lopez
NOTARY PUBLIC
Commission expires 06/16/2026

This instrument was prepared by: Norman P. Goldmeier, 7366 N. Lincoln Avenue, Suite 404, Lincolnwood, Illinois 60712

MAIL TO:

Jeff Avny
1699 Wall Street
Suite 407
Mount Prospect, IL 60056

SEND SUBSEQUENT TAX BILLS TO:

Felicita Montanez
1644 N. Keeler
Chicago, IL 60639

REAL ESTATE TRANSFER TAX		04-MAR-2024
CHICAGO:		3,300.00
CTA:		1,320.00
TOTAL:		4,620.00 *

REAL ESTATE TRANSFER TAX		04-MAR-2024
COUNTY:		220.00
ILLINOIS:		440.00
TOTAL:		660.00

13-34-426-018-0000 | 20240201638947 | 0-990-480-944
* Total does not include any applicable penalty or interest due.

13-34-426-018-0000 | 20240201638947 | 1-683-393-072