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TRUSTEE'S DEED (ILLINOIS)

1/2

Doc#: 2420528182 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 7/23/2024 4:03 PM Pg: 1 of 4

Dec ID 20240701653726

ST/Co Stamp 0-587-627-312 ST Tax \$569.00 CO Tax \$284.50

City Stamp 1-124-498-224 City Tax \$5,974.50

MAIL TO:

Michaelangelo Hernandez
4920 N. Mulligan Ave
Chicago IL 60630
NAME & ADDRESS OF TAXPAYER:

**Michaelangelo Hernandez
Lisette Raquel Hernandez
4920 N. Mulligan Avenue
Chicago, IL 60630**

THIS INDENTURE, made this 18th day of July, 2024, between **SCOTT A. TELKAMP**, as trustee under the Scott A. Telkamp Trust dated October 19, 2021, of the City of Chicago, State of Illinois, grantor, and **MICHAELANGELO HERNANDEZ and LISETTE RAQUEL HERNANDEZ**, husband and wife, of 4920 N. Mulligan Avenue, Chicago, Illinois, grantees.

WITNESSETH, that grantor, in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable considerations, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantor as said trustee and of every other power and authority the grantor hereunto enabling, does hereby convey and warrant unto the grantees, in fee simple, not as joint tenants or tenants in common, but in **TENANTS BY THE ENTIRETY**, the following described real estate, situated in the County of Cook, and State of Illinois, to wit:

The South 40 feet of the North 100 feet (except the East 33 feet and the West 8 feet heretofore dedicated for street and alley) of the South half of the East half of the West half of the North 10 acres of the West 20 acres of the Southwest quarter of the Southwest quarter of Section 8, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number: 13-08-314-055-0000

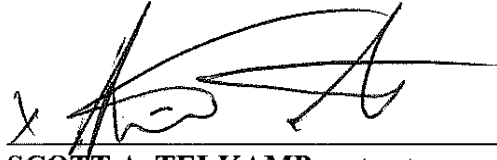
Address of Real Estate: 4920 N. Mulligan Avenue, Chicago, IL 60630

together with the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, 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** said premises not as joint tenants or tenants in common, but as **TENANTS BY THE ENTIRETY** forever.

Subject to real estate taxes for 2024 and subsequent years, easements, covenants, conditions, restrictions and building lines of record.

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IN WITNESS WHEREOF, the grantor, as trustee as aforesaid, does hereunto set his hand and seal the day and year first above written.

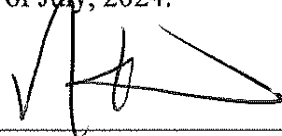


SCOTT A. TELKAMP, as trustee as aforesaid

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that the following person, **SCOTT A. TELKAMP**, 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 said instrument as his free and voluntary act, as such trustee, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 18th day of July, 2024.



Notary Public



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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Property of Cook County Clerk's Office

RECORDER OF DEEDS OF COOK COUNTY
AFFIDAVIT - PLAT ACT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

SCOTT A. TELKAMP, being duly sworn on oath, states that he resides at 4920 N. Mulligan Avenue, Chicago, Illinois. That the attached deed is not a violation of 765 ILCS 205/1 for one of the following reasons:


1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interest therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.

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- 7. The conveyance is of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. The conveyance is made to correct descriptions in prior conveyances.
- 9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
- ⑩. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

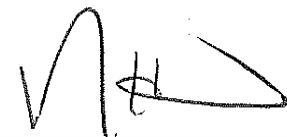
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

Affiant further states that he makes this Affidavit for the purpose of inducing the Recorder of Cook County, Illinois to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.



 SCOTT A. TELKAMP

Subscribed and sworn to before me
this 18th day of July, 2024.



 Notary Public

