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TRUSTEE'S DEED ILLINOIS		 12144262520 Doc#: 1214426252 Fee: \$72.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 05/23/2012 02:08 PM Pg: 1 of 5
MAILTO: <i>Nancy Spraviero</i> <i>633 S La Grange Rd., Suite 11</i> <i>La Grange, IL 60525</i>		
NAME & ADDRESS OF TAXPAYER: <i>Michael and Laura Burrello</i> <i>930 Clinton Place</i> <i>River Forest, IL 60305</i>		
RECORDER'S STAMP		

THE GRANTORS: **MARTHA M. WOODS**, as Trustee of the Martha M. Woods 1998 Trust, as amended and restated, as to an undivided ½ interest; and, **MARTHA M. WOODS**, as Co-Trustee of the George E. Woods 1998 Trust, as amended and restated, and **SUSAN MCGRAUGH**, as Co-Trustee of the George E. Woods 1998 Trust, as amended and restated, as to an undivided ½ interest, for and in consideration of TEN DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **MICHAEL A. BURRELLO** and **LAURA ANN BURRELLO** ("Grantee"), husband and wife, of DuPage County, Illinois, not as tenants in common or as Joint Tenants, but as Tenants-by-the-Entirety, all interest in the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

See Legal Description Attached Hereto as Exhibit A.

Permanent Index Number: 15-01-410-021-0000


Property Address: 930 Clinton Place, River Forest, IL 60305

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

TO HAVE AND TO HOLD said premises forever, together with the tenements and appurtenances thereunto belonging.

Subject to: Taxes for the year 2011 and subsequent years not yet due and payable; condominium declaration and bylaws; acts done or suffered through Grantee; utilities and drainage easements, covenants, restrictions and reservations of record.

Dated this 15th day of May, 2012.

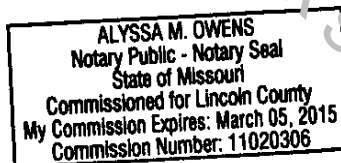
REAL ESTATE TRANSFER		05/15/2012
	COOK	\$352.50
	ILLINOIS:	\$705.00
	TOTAL:	\$1,057.50
15-01-410-021-0000 20120501602380 R5GL62		

VILLAGE OF RIVER FOREST
Real Estate Transfer Tax
Date 5/4/12 Amt Paid 705.00

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Martha M. Woods - TrusteeMartha M. Woods, as Trustee of the Martha M. Woods
1998 Trust, as amended and restatedSubscribed and sworn to before me
this 7 day of May, 2012.Janel Morales
Notary PublicMartha M. WoodsMartha M. Woods, as Co-Trustee of the George E. Woods
1998 Trust, as amended and restatedSubscribed and sworn to before me
this 7 day of May, 2012.Janel Morales
Notary PublicSusan McGraugh, as Co-Trustee of the George E. Woods
1998 Trust, as amended and restatedSubscribed and sworn to before me
this 9th day of May, 2012.Alyssa M. Owens
Notary Public

NAME and ADDRESS OF PREPARER:

Max J. Kanter, Esq.
Hinshaw & Culbertson LLP
222 N. LaSalle Street, Suite 300
Chicago, IL 60601

Signature Page – Trustee's Deed

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EXHIBIT A LEGAL DESCRIPTION

LOT 9 (EXCEPT THE NORTH 4 FEET AND EXCEPT THE SOUTH 25 FEET) OF BLOCK 11 IN THE SUBDIVISION OF BLOCKS 1, 8, 9, 10, 11, 14, 15 AND 16, IN BOGUE'S ADDITION TO OAK PARK, BEING A SUBDIVISION IN THE SOUTH EAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 930 Clinton Place, River Forest, IL 60305

PIN: 15-01-410-021

Property of Cook County Clerk's Office

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Fidelity Title Insurance Company

PERSONAL UNDERTAKING (GAP)

WHEREAS, Fidelity Title Insurance Company hereinafter referred to as "the Company," is about to issue its title insurance policy or policies or commitments No. 051003615, all hereinafter referred to as "the Title Insurance Policy," in respect to the land therein described;

AND WHEREAS, the Company has raised as exceptions to title the following:

Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date of the last issued commitment; (The "Exceptions to Title")

AND WHEREAS, the Company has been requested to issue the Title Insurance Policy, and may hereafter in the ordinary course of its business issue title insurance policies or commitments therefor in the forms now or then commonly used by the Company in respect to the land or to some part or parts thereof, or interest therein, all of the foregoing being hereafter referred to as "Future Policies", either free and clear of all mention of the Exceptions to Title or insuring against loss or damage by reason thereof;

NOW THEREFORE, in consideration of the issuance of the Title Insurance Policy and the payment of \$1.00 to the undersigned by the Company, the sufficiency and receipt of which are hereby acknowledged, the undersigned, jointly and severally, for themselves, heirs, personal representatives and assigns do hereby covenant and agree with the Company; (1) to forever fully protect, defend, and save the Company harmless from and against all the Exceptions to Title* or any rights growing out thereof, all loss, costs, damages, attorney's fees, and expenses of every kind and nature which the Company may suffer, in consequence of the Title Insurance Policy on account of the Exceptions to Title* or any rights growing out thereof, or on account of the assertion or enforcement or attempted assertion or enforcement thereof; (2) to provide for the defense, at their own expense, on behalf and for the protection of the Company and any parties now or hereafter insured against loss or damage under the Title Insurance Policy (but without prejudice to the right of the Company to defend if it so elects) in all litigation based on any Exceptions to Title* which may be asserted or attempted to be asserted, in respect to the land or any part thereof, or interest therein; (3) to pay, discharge, satisfy or remove all the Exceptions to Title* within 60 days; and (4) that each and every provision herein shall extend and be in force concerning Future Policies.

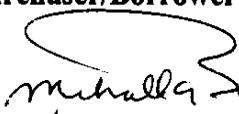
The foregoing notwithstanding, it is hereby covenanted and agreed, and expressly made a part of this agreement, that the liability of the undersigned hereunder shall cease and terminate at such time as the Company shall have completed all of its various title searches covering the date of recording of the documents submitted at closing required for the issuance of the above policy provided that the Company shall complete its searches no later than thirty (30) days after the closing; provided, however, that (1) no Exceptions to Title or rights growing out thereof are disclosed by the said various title searches and examination thereof; (2) there is then pending no suit, action, or proceedings, either direct or collateral, to assert, establish, or enforce the said Exceptions to Title or rights growing out thereof; (3) that no judgment, order or decree rendered in any such proceeding remains unsatisfied; and (4) that the undersigned is not in default in the performance of any of the terms, covenants, and conditions hereof.

****caused by or through the undersigned***

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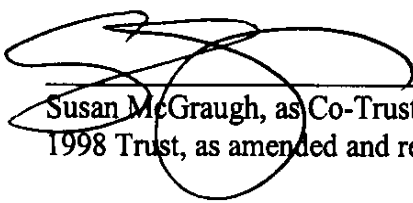
It is understood and agreed by the between the parties hereto that this agreement, at the option of the Company, shall be converted to the Company's standard form Title Indemnity Agreement within 15 business days of written demand for deposit in an amount not to exceed 150% of the total of any liens, rights, claims, encumbrances or defects in title, that may become subject to the agreement. Failure to deposit said funds shall constitute a full default under this agreement and all means to enforce this agreement shall become optional and at the disposal of the Company.

IN WITNESS WHEREOF, the undersigned has executed this agreement this _____ day of May, 2012

Seller/Owner <u>See below</u>	Purchaser/Borrower  By: <u>Laura Ann Burrello</u> Print Name: <u>Michael S. Burrello Laura Ann Burrello</u> Its: _____
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1998 Trust, as amended and restated

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