

# UNOFFICIAL COPY



15210330870

Doc#: 1521033087 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/29/2015 02:50 PM Pg: 1 of 3

10/4

2646219

## TRUSTEE'S WARRANTY DEED - ILLINOIS STATUTORY (TENANTS BY THE ENTIRETY)

THIS INDENTURE MADE JUNE 1, 2015, BETWEEN :

JANICE M. ROSALES, TRUSTEE FOR THE  
DECLARATION OF TRUST OF JANICE M. ROSALES,  
DATED SEPTEMBER 14, 1989

AS GRANTOR(S), AND

AUSTIN O'BRIEN  
AND KRISTIN WURGLER, HIS WIFE  
81 N. ROOSEVELT #10  
PASADENA, CA 91107,

GRANTEE(S), WITNESSETH, THAT GRANTOR(S), IN  
CONSIDERATION OF THE SUM OF TEN DOLLARS,  
RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED,  
AND IN PURSUANCE OF THE POWER AND  
AUTHORITY VESTED IN THE GRANTOR(S) AS SAID  
TRUSTEE(S) AND OF EVERY OTHER POWER AND  
AUTHORITY THE GRANTOR(S) HEREUNTO  
ENABLING, DO HEREBY CONVEY AND WARRANTY  
UNTO THE GRANTEE(S), IN FEE SIMPLE, THE  
FOLLOWING DESCRIBED REAL ESTATE SITUATED IN  
THE COUNTY OF COOK AND STATE OF ILLINOIS, TO  
WIT:

LEGAL DESCRIPTION ATTACHED HERETO:

TOGETHER WITH THE TENEMENTS, HEREDITAMENTS AND APPURTANCES THEREUNTO  
BELONGING OR IN ANY WISE APPERTAINING, AND WAIVING ANY RIGHTS UNDER THE  
HOMESTEAD EXEMPTION LAWS OF ILLINOIS, AS TENANTS BY THE ENTIRETY.

PERMANENT INDEX NUMBER: 16-18-108-016-0000  
ADDRESS OF REAL ESTATE: 544 GROVE AVE, OAK PARK, IL 60304

S - Y  
P - 3  
S - N  
SC - Y  
INT - ID

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IN WITNESS WHEREOF, THE GRANTOR(S), AS TRUSTEE(S), SETS HIS/HER HAND AND SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

Janice M. Rosales  
JANICE M. ROSALES, TRUSTEE FOR THE  
DECLARATION OF TRUST OF JANICE M.  
ROSALES, DATED SEPTEMBER 14, 1989

REAL ESTATE TRANSFER TAX		08-Jul-2015
COUNTY:		216.25
ILLINOIS:		432.50
TOTAL:		648.75
16-18-108-016-0000   20150601692330   1-799-418-752		

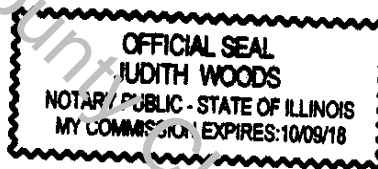
STATE OF ILLINOIS)  
COUNTY OF COOK )

I, UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT JANICE M. ROSALES PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT HE/SHE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER FREE AND VOLUNTARY ACT AS SUCH TRUSTEE, FOR THE USES AND PURPOSES THEREIN SET FORTH..

DATED: JUNE 1, 2015

NOTARY PUBLIC

Judith Woods



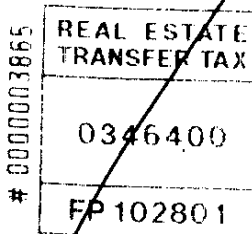
THIS DEED PREPARED BY: MICHAEL W. BRENNOCK, CPA/ATTY AT LAW  
166 W. WASHINGTON STREET-SUITE 680  
CHICAGO, IL 60602

SEND TAX BILL TO: AUSTIN O'BRIEN- 544 GROVE AV, OAK PARK, IL 60304

RETURN AFTER RECORDING: DUFFY LAW, LLC-195 N. HARBOR DR-5309-CHICAGO, IL 60601



MAY 29 2015



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**THE SOUTH 37.565 FEET OF LOT 15 IN BLOCK 1 IN OAK PARK AVENUE SUBDIVISION, BEING A SUBDIVISION OF LOTS 2 AND 3 AND THAT PART OF LOT 1 LYING WEST OF OAK PARK AVENUE IN THE PARTITION BY THE CIRCUIT COURT OF COOK COUNTY, OF THE EAST 1/2 OF LOT 2 IN THE SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4), IN COOK COUNTY, ILLINOIS.**

Note: For informational purposes only, the land is known as:

544 South Grove Avenue  
Oak Park, IL 60304

Property of Cook County Clerk's Office