

UNOFFICIAL COPY

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17-02499

TRUSTEE'S DEED
(ILLINOIS)



Doc# 1720249109 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/21/2017 03:06 PM PG: 1 OF 4

Property of Cook County Clerk's Office

THE GRANTORS Charles E. Ayers, as Trustee of the Charles E. Ayers Trust dated November 3, 2006; Diane S. Ayers, as Trustee of the Diane S. Ayers Trust dated November 3, 2006, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, convey to Mark Chirello and Kerry Chirello, as tenancy by the entirety, at 261 N. Fremont, Palatine, IL 60067 all interest in the following described real estate commonly known as 261 N. Fremont Street, Palatine, IL 60067, and legally known as:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2017 and subsequent year including taxes which may accrue by reason of new or additional improvements during the year(s).

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

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.

Permanent Real Estate Index Number(s): 02-14-304-027-0000

PREMIER TITLE

STATE TAX

STATE OF ILLINOIS




JUL. 21. 17

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000006823

REAL ESTATE TRANSFER TAX
00368.00
FP 103051

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUL. 21. 17

VENUE STAMP

7959000000

REAL ESTATE TRANSFER TAX
00184.00
FP 103048

4

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Dated this 3 day of July, 2017.

Diane S Ayers

Diane S. Ayers, as trustee

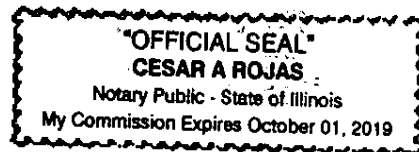
STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Diane S Ayers 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 in the instrument as their 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 3 day of July, 2017.

Cesar A Rojas

Notary Public



THIS INSTRUMENT PREPARED BY
Shawn M. Bolger, Ltd.
PO Box 1208
Franklin Park, IL 60131

MAIL TO:
Christine M. McNamara, Attorney at Law
2860 S. River Road
Suite 350
Des Plaines, IL 60018

SEND SUBSEQUENT TAX BILLS TO:
Mark Chirello
261 N. Fremont Street
Palatine, IL 60067

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

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EXHIBIT "A" Legal Description

File No.: 2017-02499-PT

THE WEST 122.75 FEET OF NORTH 60.0 FEET OF THE SOUTH 228.0 FEET OF LOT 23 IN JOEL WOODS SUBDIVISION OF BLOCK Z IN THE ASSESSORS DIVISION IN THE TOWN OF PALATINE IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 261 N. Fremont Street, Palatine, IL 60067

PERMANENT INDEX NO.: 02-14-304-027-0000

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