

727034 1/2

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PREPARED BY:

Danita J. Gallagher
Law Office of Gallagher & Sproviero
633 S. LaGrange Road, Suite 11
LaGrange, IL 60525

Mail Recorded Instrument to:

Victoria Perez, Attorney at Law
4126 N. Lincoln Ave., Unit 1
Chicago, IL 60618

Mail Future Tax Bills to:

Carlos Leon
4311 W. Devon Avenue
Chicago, IL 60646



Doc# 1811445047 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/24/2018 02:20 PM PG: 1 OF 5

**TRUSTEE'S DEED
(ILLINOIS)**

THIS INDENTURE, made _____, 2018, between **Danita Gallagher, Independent Administrator of the Estate of Margaret Tadel, deceased, Trustee under the provision of a Trust Agreement dated the 19th day of July, 1989 and known The Angela C. Tadel Trust**, of the city of Willow Springs, County of Cook, State of Illinois, Grantor, and **Carlos Leon, a single person**, grantee, WITNESSETH, that grantors, in consideration of the sum of TEN AND NO/100 DOLLARS, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantors as said trustees and of every other power and authority the grantors hereunto enabling, does hereby convey and quitclaim unto to Carlos Leon, _____, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit: *A.

SEE ATTACHED LEGAL DESCRIPTION

PIN: 13-03-202-052-0000
ADDRESS: 4311 W. Devon Avenue, Chicago, IL 60646

Subject only to: general real estate taxes not due and payable as of the date written above; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining. TO HAVE AND TO HOLD, said premises forever.

Bm

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

Danita Gallagher as Independent Administrator of the Estate of Margaret Tadel
Danita Gallagher as Independent Administrator of the Estate of Margaret Tadel

STATE OF IL)
COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY THAT Danita Gallagher, personally known to me to be the same person whose name is Trustee as aforesaid, subscribed to the fore going instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as such trustee, for the uses and purpose therein set forth.

Given under my hand and official seal 4/16, 2018.

Nancy M Sproviero
Notary Public

PROPERTY OF COOK COUNTY CLERK'S OFFICE

This Instrument was prepared by: The Law Office of Gallagher & Sproviero, Nancy Sproviero, Attorney at Law, 633 S. LaGrange Road, Suite 11, LaGrange, IL 60525 Phone: 708-354-8300, Fax: 708-221-6156

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EXHIBIT "A"

The West One Foot of Lot 54, all of Lot 55 and Lot 56 (except the West 20 feet thereof) in Devon-Crawford Subdivision of the West 7/8 of Lot 9 of the Assessors Division of that part of the East Half of Section 3, Township 40 North, Range 13, East of the Third Principal Meridian, lying North of the Northerly line of Caldwell Reserve and North of Indian Boundary Line, in Cook County, Illinois.

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

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REAL ESTATE TRANSFER TAX

23-Apr-2018



CHICAGO:

2,077.50

CTA:

831.00

TOTAL:

2,908.50 *

13-03-202-052-0000 | 20180401643533 | 1-327-885-856

* Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

23-Apr-2018



COUNTY:	138.50
ILLINOIS:	277.00
TOTAL:	415.50

13-03-202-052-0000

| 20180401643533 |

0-027-149-600

Property of Cook County Clerk's Office