

UNOFFICIAL COPY

#410559936 (1/2)

Doc#: 2031625366 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/11/2020 03:36 PM Pg: 1 of 2

TRUSTEE'S DEED

Dec ID 20200901691544
ST/CO Stamp 0-505-820-640 ST Tax \$350.00 CO Tax \$175.00
City Stamp 1-816-499-680 City Tax: \$3,675.00

THIS INDENTURE, made this 16th day of September, 2020, between Russell L. Willingham, as Trustee of the Russell L. Willingham Trust dated November 21, 2018, of Cook County, Illinois, party of the first, party of the first part, and Matthew T. McGuire and Stephanie L. Polkowski-McGuire, husband and wife, of Chicago, Illinois,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does Convey and Warrant unto the party of the second part, not as tenants in common nor as joint tenants, but as Tenants By The Entirety, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

Legal Description:

LOT 31 AND THE SOUTH 8.32 FEET OF LOT 32 IN BLOCK 2 IN WEST MORGAN, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index No.: 24-24-102-058-0000;

Property Address: 11150 S. Whipple St., Chicago, IL 60655;


together with the tenement and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second and to the proper use, benefit and behoof of said party of the second part.

Subject to: covenants, conditions and restrictions of record and building lines and easements that do not interfere with the current use and enjoyment of the real estate; acts done by, or suffered through the party of the second part; and general real estate taxes not due and payable as of the date hereof.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of the deed in trust delivered to said Trustee in pursuance of the Trust above-mentioned.

IN WITNESS WHEREOF, said party of the first part has caused its name as Trustee to be signed to these presents the day and year first above written.



Russell L. Willingham, as Trustee of the
Russell L. Willingham Trust dated November 21, 2018

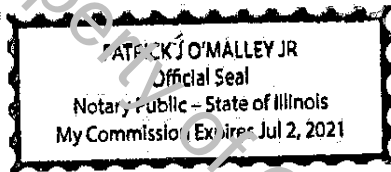
GREATER ILLINOIS TITLE COMPANY
300 East Roosevelt Road
Wheaton, Illinois 60187

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Russell L. Willingham**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as Trustee, appeared before me this day in person and acknowledged he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 16th day of September, 2020.



[Signature]
 Notary Public

REAL ESTATE TRANSFER TAX		30-Sep-2020
	COUNTY:	175.00
	ILLINOIS:	350.00
	TOTAL:	525.00
24-24-102-058-0000 20200901691544 0-505-820-640		

REAL ESTATE TRANSFER TAX		30-Sep-2020
	CHICAGO:	2,625.00
	CTA:	1,050.00
	TOTAL:	3,675.00 *

24-24-102-058-0000 | 20200901691544 | 1-816-499-680

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

This instrument was prepared by:

Patrick J. O'Malley Jr.
 Attorney at Law
 12314 South 86th Avenue
 Palos Park, Illinois 60464

After recording mail to:

Scott D. Rogoff, Esq.
 Attorney at Law
 2720 S. River Rd., Ste. 140
 Des Plaines, Illinois 60018

Send subsequent tax bills to:

Matthew T. McGuire & Stephanie L.
~~Padkowski~~ McGuire
 11150 S. Whipple St.
 Chicago, Illinois 60655