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Doc# 2113107087 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/11/2021 06:32 AM Pg: 1 of 3

Dec ID 20210401600858
ST/CO Stamp 0-647-921-936 ST Tax \$1,180.00 CO Tax \$590.00

TRUSTEE'S DEED
Statutory (Illinois)
(Individual to Individual)

This Agreement made this 26th day of April 2021, between **Joseph J. Dwyer and Maureen P. Dwyer as Co-Trustees of the Joseph and Maureen Dwyer Family Revocable Trust dated October 5, 2006, Grantors,** and **Michael H. Singer and Kristine Singer, Grantees,** of 1151 W. Washington # 143, Chicago, IL 60647, husband and wife, as tenants by the entirety and not as joint tenants the following:



VILLAGE OF RIVER FOREST
Real Estate Transfer Tax

Date 4/29/21 Amount Paid \$1,180.00

WITNESS: The Grantors in consideration of the sum of Ten and No/100 (\$10.00) Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors not individually, but solely as Trustees of the Joseph and Maureen Dwyer Family Revocable Trust dated October 5, 2006, and on condition that he and she shall have no liability in his and her individual capacity on any agreement, warranty or indemnity herein contained, or implied, and any recourse under and by virtue of this deed shall be against the Trust only, said Trustees of the Trust with every other power and authority vested therein, **the Grantors hereunto enabling, do hereby convey, grant and quit claim unto the Grantees, Michael Singer and Kristine Singer** in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to wit:

**AKA Michael H. Singer*

SEE ATTACHED FOR LEGAL DESCRIPTION

Subject To: General real estate taxes for 2nd installment 2020 and subsequent years not yet due or payable; covenants, conditions and restrictions of record if any, building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Property Address: 1225 Monroe Ave., River Forest, IL 60305
Permanent Index Number: 15-01-217-006-0000

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

Together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining. Subject to permitted exceptions

IN WITNESS WHEREOF Joseph J. Dwyer and Maureen P. Dwyer as Co-Trustees of the Joseph and Maureen Dwyer Family Revocable Trust set forth herein as Grantors execute said Trustee's Deed

(signature line follows)

REAL ESTATE TRANSFER TAX

04-May-2021



COUNTY: 590.00
ILLINOIS: 1,180.00
TOTAL: 1,770.00

15-01-217-006-0000 | 20210401600858 | 0-647-921-936

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Signature line to Trustee's Deed

Joseph J. Dwyer
Joseph J. Dwyer as Co-Trustee

Maureen P. Dwyer
Maureen P. Dwyer as Co-Trustee

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

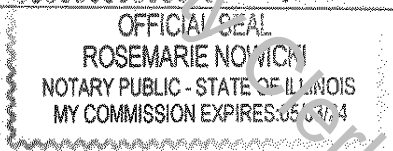
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Joseph J. Dwyer and Maureen P. Dwyer as Co-Trustees of the Joseph and Maureen Dwyer Family Revocable Trust dated October 5, 2006, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he and she signed, sealed and delivered the said instrument as his and her 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 official seal this 20th day of April 2021.

Rosemarie Nowicki

Notary Public

Commission expires: _____



This instrument was prepared by:

JODIANN N. PACER
Attorney at law
824 S. SCOVILLE
OAK PARK, IL 60304
708-524-0158

Mail To:

Kristina and Michael Singer
1025 Monroe Ave
River Forest IL 60305

Send Subsequent Tax Bills To:

Kristina and Michael Singer
1025 Monroe Ave
River Forest, IL 60305

Legal description attached

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LEGAL DESCRIPTION

LOT 6 (EXCEPT THE NORTH 10 FEET THEREOF) AND THE NORTH 30 FEET OF LOT 7
IN BLOCK 11 IN O.C. BRAESE'S SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF
THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1225 Monroe Ave, River Forest, IL 60305

PERMANENT INDEX NUMBER: 15-01-217-006-0000

Property of Cook County Clerk's Office