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UNOFFICIAL COPY

This instrument prepared by:

Donald A. Smith, Esq.

Golf Mill Professional Bldg., Suite 800

Niles, IL 60714

Doc#: 2212901279 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/09/2022 10:40 AM Pg: 1 of 2

Mail future tax bills to:

Subhekchya Shrestha and Reuban Gurung

7318 W. Breen St.

Niles, IL 6714

Dec ID 20220401685638

ST/CO Stamp 1-011-505-040 ST Tax \$430.00 CO Tax \$215.00

Mail this recorded instrument to:

Subhekchya Shrestha and Reuban Gurung

7318 W. Breen Street

Niles IL 60714

TRUSTEE'S DEED

THIS AGREEMENT, made this 27th day of April, 2022 between Walter F. Penkala and Cynthia E. Penkala, as co-trustees of the Walter F. Penkala and Cynthia E. Penkala Joint Trust dated August 1, 2020, GRANTORS and Subhekchya Shrestha and Reuban Gurung, ~~wife and husband~~ of 1331 W. North Shore Ave., Unit 15, Chicago, IL 60626, as GRANTEES, as TENANTS BY THE ENTIRETY and not as Joint Tenants nor as Tenants in Common.

WITNESSETH: The Grantors in consideration of the sum of Ten and 00/100 (\$10.00) dollars, receipt of which 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, do hereby convey and warrant unto the Grantees, TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants nor as Tenants in Common, but as **TENANTS BY THE ENTIRETY** forever, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, (see attached legal description)

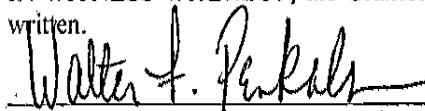
Permanent Real Estate Index Number: 09-24-214-035-0000

Address of real estate: 7318 W. Breen St., Niles, IL 60714

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provide they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not due and payable at the time of closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

IN WITNESS WHEREOF, the Grantors, as trustees as aforesaid, have hereunto set their hands and seals the day and year first above written.



Walter F. Penkala, co-trustee as aforesaid



Cynthia E. Penkala, co-trustee as aforesaid

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 Walter F. Penkala and Cynthia E. Penkala, as co-trustees of the Walter F. Penkala and Cynthia E. Penkala Joint Trust dated August 1, 2020 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 the said instrument as their free and voluntary act as such trustee, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

OFFICIAL SEAL

DONALD A SMITH

NOTARY PUBLIC, STATE OF ILLINOIS

MY COMMISSION EXPIRES: 01/08/2025

Given under my hand and official seal, this 27th day of April, 2022.

Commission expires Aug 8, 2025 DMA WA
Notary Public

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LEGAL DESCRIPTION

LOT SIXTY SIX (66) IN T. BREEN'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN AND LOTS "B" AND "C" IN NILES TERRACE FIRST ADDITION, BEING A SUBDIVISION IN THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 24, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON APRIL 18, 1956 AS DOCUMENT NO. 1664275.

VILLAGE OF NILES REAL ESTATE TRANSFER TAX	
4-29-2022	
7318 BREEN	
28312	\$ 1,290 ⁰⁰

Property of Cook County Clerk's Office