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TRUSTEE'S DEED
(ILLINOIS)



Doc# 2216522030 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/14/2022 10:52 AM PG: 1 OF 3

THE GRANTOR JERRY BOWDEN, AS TRUSTEE OF BOWDEN JOINT DECLARATION OF LIVING TRUST DATED OCTOBER 19, 2016, 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 Robert P. Martin & Michelle S. Martin, husband and wife, as tenants by the entirety, of 9357 S. Utica Ave., Evergreen Park, IL 60805 all interest in the following described real estate commonly known as 7333 Palos Ave, Palos Heights, IL 60463, and legally known as:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO: 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; 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 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): 23-36-204-002-0000

22Bar 56395

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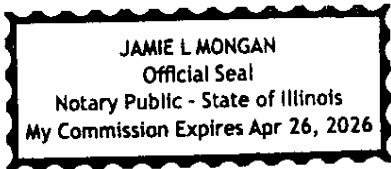
Dated this 07 day of June 2022.

Jerry Bowden, as Trustee of Bowden Joint Declaration of Living Trust dated October 19, 2016

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jerry Bowden, as Trustee of Bowden Joint Declaration of Living Trust dated October 19, 2016 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 it signed, sealed and delivered in the instrument as its 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 07 day of June 2022.



Notary Public

THIS INSTRUMENT PREPARED BY
Michael J. Gilmartin
Talarico Law Group
15000 S. Cicero Avenue
Oak Forest, IL 60452

REAL ESTATE TRANSFER TAX		14-Jun-2022
COUNTY:		173.00
ILLINOIS:		346.00
TOTAL:		519.00
23-36-204-002-0000		2022060164597 1-967-894-608

MAIL TO:
William Coughlin
6844 W 111th St
Worth, IL 60482

SEND SUBSEQUENT TAX BILLS TO:
Robert & Michelle Martin
7333 Palos Ave
Palos Heights, IL 60463

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EXHIBIT A

LEGAL DESCRIPTION

LOT 72 IN PALOS WOODS SUBDIVISION QF THE NORTH 40 ACRES OF THE NORTH EAST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 12 (EXCEPT THE STREETS HERETOFORE DEDUCTED IN COOK COUNTY, ILLINOIS.)

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 7333 Palos Ave, Palos Heights, IL 60463
PIN# 23-36-204-002-0000

Property of Cook County Clerk's Office