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Trustee's Deed

Doc#. 2235641023 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/22/2022 09:58 AM Pg: 1 of 3

Return To:

Dec ID 20221201612213
ST/CO Stamp 0-653-192-528 ST Tax \$363.00 CO Tax \$181.50

Nathan Toma
1450 Plainfield Road
Suite 1
Darien, IL 60561

Mail Tax Bills to and Grantees' Address:

Jason Avila
Laura Bell
11050 80th Place
LaGrange, IL 60525

THE GRANTOR, **Mary Rose O'Heron**, not individually, but as **Successor Trustee of the Edward and Catherine McNamara Trust** dated **March 11, 2020**, for and in consideration of **Ten Dollars** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Conveys and Warrants to:

Jason Avila and Laura Bell, husband and wife, not as Tenants in Common, not as Joint Tenants, but as TENANTS BY THE ENTIRETY

the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL ATTACHED HERETO AND MADE A PART HEREOF.

Known As: 11050 80th Place, LaGrange, Illinois 60525

PIN: 18-32-104-015-0000

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 said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. Additional terms and conditions are set forth on page two of this deed.

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.

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Dated: 12/15/2022

Mary Rose O'Heron Successor Trustee

Mary Rose O'Heron, not individually, but as
Successor Trustee of the Edward and
Catherine McNamara Trust dated 3/11/2020

State of ILLINOIS)
County of DEPUE) SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **Mary Rose O'Heron, not individually, but as Successor Trustee of the Edward and Catherine McNamara Trust dated March 11, 2020**, 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 she signed, sealed and delivered the said instrument as 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 seal, this 15th day of Dec 2022.

Margaret Cavello
Notary Public

(seal)

My commission expires: _____

Prepared By: Matthew J. Claes
Claes & Claes, Ltd.
Attorney at Law
2626 83rd Street
Darien, Illinois 60561



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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Permanent Index Number:
Property ID: 18-32-104-015

Property Address:
11050 80th Place
LaGrange, IL 60525

Legal Description:
LOT 40 IN MARY F. BIELBY'S EDGEWOOD ACRES, BEING A SUBDIVISION OF THE EAST 466 FEET AND THE SOUTH 466 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1953 AS DOCUMENT 15639417, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office