

UNOFFICIAL COPY



THIS INSTRUMENT PREPARED BY:  
THE FRY GROUP, LLC  
Vanessa Cici Fry  
One Oakbrook Terrace, Suite 505  
Oakbrook Terrace, IL 60181

Doc# 2310757003 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/17/2023 09:51 AM PG: 1 OF 2

MAIL RECORDED DEED TO:  
Bradford Miller  
10 S. LaSalle Street, Suite 2920  
Chicago, IL 60603

MAIL FUTURE TAX BILLS TO:  
Nicole McNally and Michael McNally  
4515 Lawn Avenue  
Western Springs, IL 60558

TRUSTEE'S DEED  
Statutory (Illinois)

23-7259

This Indenture made this 17th day of April 2023, by and between, Thomas G. Ruehle, as trustee under the Declaration of Trust of Thomas G. Ruehle dated December 27, 2018, and unto all and every successor in Trust under said agreement by deed filed for record September 21, 2021 and recorded in Document Number 2126410441 of the Cook County Records, party of the first Nicole McNally and Michael McNally, party of the second part.

Witnesseth. THE GRANTOR, Thomas G. Ruehle, as trustee under the Declaration of Trust of Thomas G. Ruehle dated December 27, 2018, and unto all and every successor in Trust under said agreement by deed filed for record September 21, 2021 and recorded in Document Number 2126410441 of the Cook County Records, of the Village of Western Springs, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, **CONVEY(S) AND WARRANT(S):** Nicole McNally and Michael McNally, wife and husband, of 10916 Lakeside Drive, Orland Park IL 60467 of all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

Buyer Attorney or Buyer check applicable and strike others:

individually  as Tenants in Common  as Joint Tenants

not as Joint Tenants, nor Tenants in Common, but as Tenants by the Entirety.

Legal Description: Lot 8 and that part of Lot 24 described as follows:  
Beginning at the Northeast corner of Lot 24, running South 25 feet; Thence in a Westerly direction to the Northwest corner of Lot 24; Thence in a Northeasterly direction along the North line of said Lot 24 to the Point of Beginning in Block 7 in Western Springs, a Resubdivision of that part of East Hinsdale in Section 6, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

Property Address: 4515 Lawn Avenue, Western Springs, IL 60558

Permanent Index Number: 18-06-418-010-0000 and 18-06-418-011-0000

TO HAVE AND TO HOLD said premises, forever.

REAL ESTATE TRANSFER TAX

17-Apr-2023



COUNTY: 299.50  
ILLINOIS: 599.00  
TOTAL: 898.50

18-06-418-010-0000

| 20230401693911 | 1-966-388-432

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Subject to Covenants and general real estate taxes for the year 2022 and subsequent years which are not yet due or payable.

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.

Dated this 12th day of April 2023.

Thomas G. Ruehle, as trustee under the Declaration of Trust of Thomas G. Ruehle dated December 27, 2018, and unto all and every successor in Trust under said agreement by deed filed for record September 21, 2021 and recorded in Document Number 2126410441 of the Cook County Records.

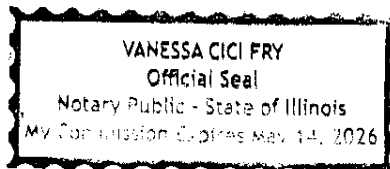
*Thomas G. Ruehle*

Thomas G. Ruehle, as trustee

State of Illinois)  
) SS.  
County of DuPage

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that the Grantor, Thomas G. Ruehle, as trustee under the Declaration of Trust of Thomas G. Ruehle dated December 27, 2018, and unto all and every successor in Trust under said agreement by deed filed for record September 21, 2021 and recorded in Document Number 2126410441 of the Cook County Records, to be the same people whose name is 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, 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 12th day of April, 2023.



*[Signature]*  
\_\_\_\_\_  
Notary Public