

19412696
PREPARED BY:

UNOFFICIAL COPY

Margaret O'Sullivan, PC
10723 W. 159th Street
Orland Park, IL 60467

Doc#: 2315628364 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/05/2023 03:27 PM Pg: 1 of 2

MAIL TAX BILL TO:
Benjamin & Julie Bobo
8101 W. Church St.
Niles, IL 60714

Dec ID 20230501629191
ST/CO Stamp 1-766-742-736 ST Tax \$350.00 CO Tax \$175.00

MAIL RECORDED DEED TO:

~~Paul A. Youkhana, Esq.
4819 Main St., Suite D
Skokie, IL 60077~~

same as tax bill

TRUSTEE'S DEED

THIS INDENTURE, made this 24 day of May, 2023, between GEMMA M. MAGNANI, AS TRUSTEE AND BENEFICIARY OF TRUST AGREEMENT DATED APRIL 15, 1994 KNOWN AS TRUST NO. 8101, GRANTOR, and BENJAMIN BOBO & JULIE BOBO, husband & wife, as Tenants by the Entirety of _____, GRANTEE

WITNESSETH, That GRANTOR, in consideration of the sum of Ten and no/100ths (\$10.00), receipt whereof is hereby acknowledged and in pursuance of the power and authority vested in the GRANTOR, as said trustee, and of every other power and authority the GRANTOR hereunto enabling, does hereby convey and quitclaim in fee simple unto the GRANTEE, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See attached legal Description

PIN: 09-14-411-007-0000
ADDRESS: 8101 W. Church St., Niles, IL 60714

together with the tenements, hereditaments and appurtenances belonging or in any wise appertaining.

SUBJECT TO: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and, building lines and easements, if any; party wall rights and agreements, if any; and, limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

IN WITNESS WHEREOF, the Grantor, as trustee, as aforesaid, does hereunto set his/her hand and seal the day and year first above written.

USI

Gemma M. Magnani
Gemma M. Magnani, as Trustee & Beneficiary of Trust Agreement
Dated April 15, 1995 Known as Trust No. 8101

State of MICHIGAN
) SS:
County of St. JOSEPH

I, the undersigned, A Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that GEMMA M. MAGNANI, AS TRUSTEE AND BENEFICIARY OF TRUST AGREEMENT DATED APRIL 15, 1994 KNOWN AS TRUST NO. 8101 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of May, 2023.

Commission Expires:
12-15-24

Robert J. Dutka
Notary Public ROBERT J. DUTKA
Notary Public St. JOSEPH COUNTY, MICHIGAN

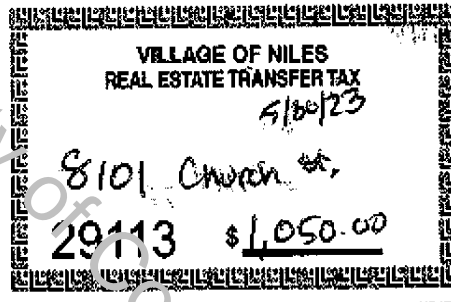
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LEGAL DESCRIPTION

Lot 7 in Niles Center Realty Company's Church Street Subdivision of the North 693 feet of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section 14, Township 41 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois (also that part of the West 33 feet of the Northeast Quarter of the Southeast Quarter of said Section 14, which lies South of North 693 feet thereof, and North of the Northeasterly line of Milwaukee Avenue).

P.I.N. 09-14-411-007-0000

ADDRESS: 8101 W. Church St., Niles, IL 60714



REAL ESTATE TRANSFER TAX		02-Jun-2023
	COUNTY:	175.00
	ILLINOIS:	350.00
	TOTAL:	525.00
09-14-411-007-0000	20230501629191	1-768-742-736

Property of Cook County Clerk's Office