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**TRUSTEE'S DEED
TENANCY BY THE ENTIRETY
Statutory (ILLINOIS)**

**FIRST AMERICAN TITLE
FILE # AF103407**

Doc#: 2317340189 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/22/2023 03:54 PM Pg: 1 of 2

Dec ID 20230601654378
ST/CO Stamp 0-334-608-080 ST Tax \$340.00 CO Tax \$170.00
City Stamp 1-657-059-024 City Tax: \$3,570.00

This Agreement made this 14th day of June, 2023 between **FRANCES H. POSTEL**, as sole surviving Trustee of the Joint Declaration of Trust of **Brendan J. Hagarty and Marie F. Hagarty** dated June 16, 2008, as amended and restated April 22, 2013 and amended January 21, 2014, Grantor and

DANIEL FERNANDEZ and FELIANA FERNANDEZ, husband and wife, of 4532 S. Richmond Street, Chicago, Illinois 60632, not in Tenancy in Common, not as Joint Tenants, but as **TENANTS BY THE ENTIRETY**, Grantees,

WITNESSES: The Grantor in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration 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 quit claim unto the Grantees, in fee simple, the following:

LOTS THIRTY TWO (32) AND THIRTY THREE (33) IN LOWRY'S SECOND ADDITION TO NORWOOD PARK IN THE NORTHEAST QUARTER (NE1/4) OF SECTION ONE (1) TOWNSHIP FORTY (40) NORTH, RANGE TWELVE (12) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

Subject to covenants, conditions, and restrictions of record, public and utility easements, general real estate taxes for the year 2022 and subsequent years.

Permanent Real Estate Index Number: **12-01-215-026-0000**
Address of real estate: **7327 W. Myrtle Avenue, Chicago, Illinois 60631**

IN WITNESS WHEREOF, the Grantor, as Trustee as aforesaid, has hereunto set her hand and seal the day and year first above written.

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Frances H. Postel (SEAL)
FRANCES H. POSTEL, as Trustee aforesaid

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that **FRANCES H. POSTEL**, as sole surviving Trustee of the **Joint Declaration of Trust of Brendan J. Hagarty and Marie F. Hagarty dated June 16, 2008, as amended and restated April 22, 2013 and amended January 21, 2014**, 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 voluntary act as such trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of June, 2023



Adrianna Navai
NOTARY PUBLIC

This instrument was prepared by: Stephen P. Di Silvestro
5231 N. Harlem Avenue, Chicago, Illinois 60656

MAIL TO:
SCOTT ANNES
ATTORNEY AT LAW
2 W. TALCOTT, SUITE 34
PARK RIDGE, ILLINOIS 60068

SEND SUBSEQUENT TAX BILLS TO:
DANIEL FERNANDEZ
7327 W. MYRTLE AVENUE
CHICAGO, ILLINOIS 60631

Cook County Clerk's Office