

# UNOFFICIAL COPY

## TRUSTEE'S DEED (ILLINOIS)

Doc#: 2319855076 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/17/2023 11:09 AM Pg: 1 of 3

Dec ID 20230701663119  
ST/CO Stamp 1-980-485-328 ST Tax \$290.00 CO Tax \$145.00

THE GRANTORS Lorraine R. Scholle, Barbara L Ainge, Marjorie S Sapp, as Trustee of the Lorraine R. Scholle Dated November 4, 2015, 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 Daniel Magallanes Jr. and Angelica Michelle Blanco at all interest in the following described real estate commonly known as 1800 Downing Avenue, Westchester, IL 60154, and legally known as:

**LOT 270 IN GEORGE F. NIXON AND COMPANY'S 22 STREET ADDITION TO WESTCHESTER, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTH EAST QUARTER OF THE SECTION 20, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

### SUBJECT TO:

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 hereunto 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): 15-20-402-035-0000  
Property Address: 1800 Downing Avenue, Westchester, IL 60154

**FIDELITY NATIONAL  
TITLE INSURANCE**  
OC 23 616041

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Dated this 30th day of June, 2023.

Barbara L. Ainge, AIF for Lorraine Scholle  
Barbara L. Ainge, Attorney in Fact for Lorraine Scholle, Trustee

Barbara L. Ainge  
Barbara L. Ainge, Trustee

Marjorie S. Sapp  
Marjorie S. Sapp, Trustee

STATE OF ILLINOIS )

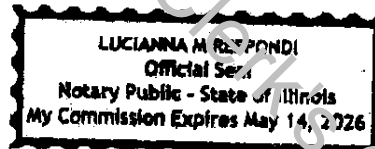
) SS,

COUNTY OF DU PAGE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Barbara L. Ainge and Marjorie S. Sapp 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 they signed, sealed and delivered in the 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 30th day of June, 2023.

Lucianna M. Respondi  
Notary Public



THIS INSTRUMENT PREPARED BY  
Michael Watkins  
Watkins Legal Group  
915 Harger Road Suite 300  
Oak Brook, IL 60523

MAIL TO:

~~Legal Advocate Solutions  
10024 S. Kedzie Avenue  
Evergreen Park, IL 60805~~

Daniel Magallanes, Jr.  
Angelica Michelle Blanco  
1800 Downing Avenue  
Westchester, IL 60154

SEND SUBSEQUENT TAX BILLS TO:

Daniel Magallanes Jr. & Angelica Michelle Blanco  
1800 Downing Avenue  
Westchester, IL 60154

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**REAL ESTATE TRANSFER TAX**

**03-Jul-2023**



<b>COUNTY:</b>	145.00
<b>ILLINOIS:</b>	290.00
<b>TOTAL:</b>	435.00

15-20-402-035-0000

| 20230701663119 | 1-980-485-328

Property of Cook County Clerk's Office