

# UNOFFICIAL COPY

## TRUSTEE'S DEED (ILLINOIS)

Doc#: 2323713402 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/25/2023 03:51 PM Pg: 1 of 4

Dec ID 20230801604990  
ST/CO Stamp 0-942-020-048

THIS INDENTURE, made this 11<sup>th</sup> day of July, 2023, between MICHAEL E. MAHONEY, as Successor Trustee of the MARY C. MAHONEY LIVING TRUST dated March 15, 1999, GRANTOR,

MICHAEL E. MAHONEY, of 5218 West 109<sup>th</sup> Street, Oak Lawn, Illinois 60453, and TIMOTHY MAHONEY, of 10508 South Laramie, Oak Lawn, Illinois, 60453, not as Tenants in Common, but as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, GRANTEEES,

WITNESSETH, That grantor, in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, 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 unto the grantee(s), in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

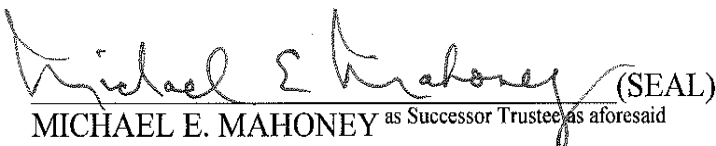
LOT 20 IN BLOCK 2 IN SECOND ADDITION TO OAKSIDE, A SUBDIVISION OF PART OF LOTS 6, 7 AND 10 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 24-16-115-020-0000

Address of real estate: 10508 SOUTH LARAMIE AVENUE, OAK LAWN, ILLINOIS 60453

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

 (SEAL)  
MICHAEL E. MAHONEY as Successor Trustee as aforesaid

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

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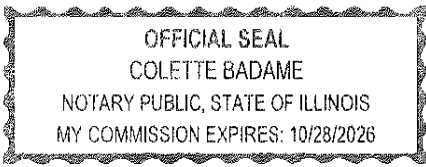
Preparer hereby certifies that this instrument was prepared based upon information found in previously recorded deeds. Preparer does not guarantee either marketability of title or accuracy of description since examination of title of property was not performed.

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 MICHAEL E. MAHONEY, as Successor Trustee of the MARY C. MAHONEY LIVING TRUST dated March 15, 1999, 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 he signed, sealed and delivered the said instrument as his free and voluntary act as such trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11<sup>th</sup> day of July, 2023.

Commission expires 10/28, 2024



*Colette Badame*  
NOTARY PUBLIC

This instrument was prepared by: Michael A. Otte, Otte & Czajkowska LLC, 6035 North Northwest Highway, Suite 201, Chicago, Illinois 60631

(Name and Address)

MAIL TO:

MICHAEL A. OTTE  
OTTE & CZAJKOWSKA, LLC  
6035 N. NORTHWEST HWY., SUITE 201  
CHICAGO, IL 60631

SEND SUBSEQUENT TAX BILLS TO:

TIMOTHY. MAHONEY  
10508 S. LARAMIE AVE.  
OAK LAWN, IL 60453

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provisions of  
Paragraph e, Section 4, of the  
Real Estate Transfer Act.

Date: July 11<sup>th</sup>, 2023

Signature: \_\_\_\_\_

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## STATEMENT BY GRANTOR AND GRANTEE

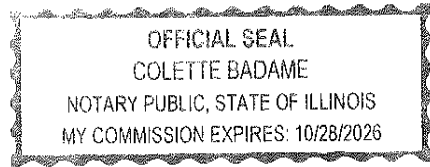
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: July 11, 2023

Signature: Michael E Mahoney  
Grantor or Agent

Subscribed and sworn to before me on July 11, 2023.

Notary Public Colette Badame



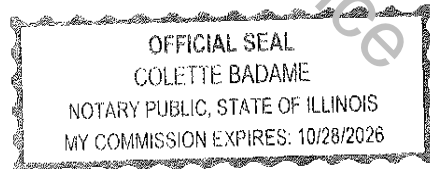
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: July 11, 2023

Signature: Michael E Mahoney  
Grantee or Agent

Subscribed and sworn to before me on July 11, 2023.

Notary Public Colette Badame



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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9446 South Raymond Avenue, Oak Lawn Illinois 60453

Telephone: (708) 636-4400 | Facsimile (708) 636-8606 | WWW.OAKLAWN-IL.GOV



## CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

10508 S LARAMIE

Oak Lawn II 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1D of said Ordinance

Dated this 1ST day of AUGUST, 2023

Thomas. E. Phelan  
Village Manager

Terry Vorderer  
Village President

Claire Henning  
Village Clerk

Thomas E. Phelan  
Village Manager

Village Trustees  
Tim Desmond  
Paul A. Mallo  
Alex G. Olejniczak  
James Pembroke  
Ralph Soch  
William (Bud) Stalker

SUBSCRIBED and SWORN to before me this  
1ST Day of AUGUST, 2023

