

233274801

UNOFFICIAL COPY

TRUSTEE'S DEED
Statutory (ILLINOIS)
(Individual to Individual)

Doc#. 2327140174 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/28/2023 12:16 PM Pg: 1 of 3

Dec ID 20230801605254
ST/CO Stamp 2-088-649-680 ST Tax \$300.00 CO Tax \$150.00

This Agreement made this 25th day of September, 2023 between RICHARD L. ROGERS AND SYLVIA R.J. ROGERS, AS TRUSTEES UNDER THE PROVISION OF A TRUST AGREEMENT DATED JUNE 3, 2011 AND KNOWN AS THE ROGERS FAMILY TRUST DATED JUNE 3, 2011, of 222 Park Avenue, River Forest, IL, GRANTOR, and JIRI NOVAK and PETRA NOVAK, husband and wife, not as Joint Tenants, or as Tenants in Common, but as Tenants by the Entirety, of 318 Park Avenue, River Forest, IL, GRANTEES,

WITNESS: The Grantors in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors as said Trustees and of every other power and authority the Grantors hereunto enabling, does hereby convey and quitclaim unto the Grantees, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to wit:

See attached legal description.

Subject To: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not due and payable at the time of closing.

Permanent Index Number: 15-12-302-036-0000

Property Address: 318 PARK AVENUE, River Forest, IL 60305

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining. IN WITNESS WHEREOF, the Grantors, RICHARD L. ROGERS AND SYLVIA R.J. ROGERS, as Trustees, as aforesaid, has hereunto set their hands and seals the day and year first above written.

TO HAVE AND TO HOLD said premises, not as Joint Tenants, or as Tenants in Common, but as TENANTS BY THE ENTIRETY, FOREVER.

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

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Richard L. Rogers
RICHARD L. ROGERS, as Trustee aforesaid

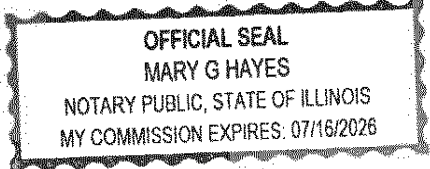
Sylvia R.J. Rogers
SYLVIA R.J. ROGERS, as Trustee aforesaid

State of IL
County of COOK (ss)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RICHARD L. ROGERS AND SYLVIA R.J. ROGERS, as Trustees aforesaid, 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 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 official seal this 25 day of Sept, 2023.

Commission expires _____
Notary Public *Mary G Hayes*



This instrument was prepared by Pellegrini & Cristiano, 6817 W North Avenue, Oak Park, IL 60302.
Deb Postano

Mail To:
RENKE MORGLE *Jiri & Petra Novak*
Attorney at Law *318 Park Ave.*
120 S. State Street #200 *River Forest, IL 60305*
Chicago, IL 60603

Send Subsequent Tax Bills To:
JIRI NOVAK and PETRA NOVAK
318 PARK AVENUE
River Forest, IL 60305

OR
Recorder's Office Box No.: _____



REAL ESTATE TRANSFER TAX		
COUNTY:	ILLINOIS:	27-Sep-2023
	TOTAL:	150.00
		300.00
		450.00
15-12-302-636-0000		20230801605254 2-098-649-680

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LEGAL DESCRIPTION:

LOT 18 IN RIVER FOREST PARK HOMES SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 19, 1948 AS DOCUMENT 14446645, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 318 PARK AVENUE, RIVER FOREST, IL 60305

PERMANENT INDEX NUMBER: 15-12-302-036-0000

Property of Cook County Clerk's Office