

# UNOFFICIAL COPY



Doc# 2334546026 Fee \$93.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/11/2023 01:42 PM PG: 1 OF 2

BT 2210023-01460  
(282)

## TRUSTEE'S DEED (Illinois)

THIS INDENTURE, made this 3<sup>rd</sup> day of November 2023, between **MARY ELLEN PENICOOK**, ne individually, but as Trustee of the **MARY ELLEN PENICOOK TRUST U/A/D MARCH 10, 1999**, of 135 S. 8<sup>th</sup> Avenue, La Grange, Illinois 60525, Grantor, and an undivided fifty percent (50%) interest to **BRENDAN FITZPATRICK** and **ALEXIS BROOKS**, husband and wife, and an undivided fifty percent (50%) interest to **ALAN L. BROOKS** and **ROSECARRIE G. BROOKS**, not individually, but as Trustees of the **BROOKS FAMILY TRUST**, as Grantees,

WITNESSETH, that Grantor, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, does hereby convey and quitclaim unto the Grantees, in fee simple, not as joint tenants but as tenants in common, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

LOT 25 AND THE NORTH 1/2 OF LOT 24 IN BLOCK 4 IN LEITER'S ADDITION TO LA GRANGE IN THE NORTH EAST 1/4, OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**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 Real Estate Index Number: 18-04-231-005-0000 and 18-04-231-006-0000

Address of Real Estate: 61 S. 6<sup>th</sup> Avenue, La Grange, Illinois 60525

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

Mary Ellen Penicook  
MARY ELLEN PENICOOK, as Trustee

S N  
P 2  
S Y-1  
SC V  
INT AK

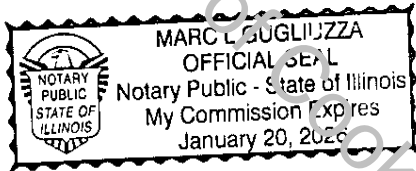
# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **MARY ELLEN PENICOOK**, 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 and voluntary act, for the purposes therein set forth.

GIVEN under my hand and Notary Seal this 3<sup>rd</sup> day of November 2023.

Commission Expires: *1-20-2026*



*[Handwritten Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

---

**Prepared By:** Marc L. Gugliuzza, Esq.  
Gugliuzza Law, P.C.  
1550 Spring Road, Suite 120  
Oak Brook, IL 60523

---

~~Matt To:~~  
The Coleman Law Office  
125 S. Wacker Drive, Suite 300  
Chicago, Illinois 60606

*Name & Address of Taxpayer: / Grantees Address*  
Brendan Fitzpatrick and Alexis Brooks  
321 S 8<sup>th</sup> Avenue  
La Grange, Illinois 60525

After Recording Return to:  
Burnet Title - Post Closing  
One Parkview Plaza, Suite 750  
Oakbrook Terrace, IL 60181

REAL ESTATE TRANSFER TAX		08-Dec-2023
	COUNTY:	599.25
	ILLINOIS:	1,198.50
	TOTAL:	1,797.75
18-04-231-005-0000		20231101674715   1-170-227-248