

UNOFFICIAL COPY

Doc#: 2401706442 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/17/2024 03:39 PM Pg: 1 of 2

Dec ID 20231201696251
ST/CO Stamp 0-502-036-528 ST Tax \$431.00 CO Tax \$215.50

TRUSTEE'S DEED (ILLINOIS)

THIS INDENTURE, made this 20 day of December, 2023 between Kathleen M. Lofton as Successor Trustee of the Mary M. Lofton Trust dated February 20, 1999, Grantor, and Jeffrey Mason and McKenzie Kula, Grantee(s).

WITNESSETH, that said Grantor(s) in consideration of the sum of Ten Dollars (\$10.00) receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor(s) as said Trustee(s), and of every other power and authority the Grantor(s) hereunto enabling, do(es) hereby convey and Quit Claim unto the Grantee(s), in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to-wit:

LOT 1 IN THE RESUBDIVISION OF LOTS 271 AND 272 IN BLOCK 5 IN RIVERSIDE SECOND DIVISION, IN SECTION 36, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 141 Gage Rd, Riverside, IL 60546

Permanent tax number: 15-36-403-003-0000

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

To have and to hold, the same unto said party of the second part, and to the proper use, benefit and behoove, forever, of said party of the second part.

This deed is executed by the part 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 thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

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

IN WITNESS WHEREOF, Grantor, not individually, but as Successor Trustee aforesaid, has hereunto set her hand and seal the day and year first above written.

70010571 1/2
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

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Kathleen M Lofton (Seal)
as Trustee, aforesaid

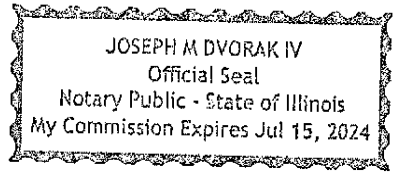
State of Illinois, County of Cook ss.

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Kathleen M. Lofton personally known to me to be the same person who 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 and voluntary act as such trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of December, 2023

Commission expires July 15, 2023.

Joseph M. Dvorak IV
NOTARY PUBLIC



This Instrument was prepared by:
Joseph M. Dvorak IV
19 Riverside Rd, #5
Riverside IL 60546

SEND SUBSEQUENT TAX BILLS TO:

_____ ←
_____ →

MAIL TO: MCKENZIE | JEFFREY
KULA | MASON
141 GAGE RD
RIVERSIDE IL 60546

REAL ESTATE TRANSFER TAX		10-Jan-2024	
	COUNTY:	215.50	
	ILLINOIS:	431.00	
	TOTAL:	646.50	
15-36-403-003-0000		20231201696251 0-502-036-528	

Compliance or Exemption Approved
Village of Riverside

BY: Maria Blatek

Date: 12-21-2023