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Doc# 2402346085 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/23/2024 02:23 PM PG: 1 OF 6

773656
TRUSTEE'S DEED

Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602

THE GRANTOR(S)

Eileen M. Thacker, as Trustee of the Gary K. Thacker Family "B" Trust dated February 25, 2010, as to an undivided one-half interest and Eileen M. Thacker, as Trustee of the Eileen M. Thacker Revocable Trust dated February 25, 2010, as to an undivided one-half interest

of the City of Chicago, County of Cook, State of Illinois and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid, and pursuant to the power and authority vested in the grantor as trustee, CONVEY(S) and WARRANT(S) to

Kasey J. Marty and Nicole B. Marty

husband and wife, not as tenants in common but as Joint Tenants

of, of the County of, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

Subject to 2022 taxes and subsequent years.

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): 13-13-414-027-0000

Address(es) of Real Estate: 2426 W Belle Plaine Ave, Chicago, IL 60618

Dated this day of, December 14, 2023

Eileen M. Thacker, as Trustee of the Gary K. Thacker Family "B" Trust dated February 25, 2010 and as

Eileen M. Thacker, as Trustee of the Gary K. Thacker Family "B" Trust dated February 25, 2010, as to an undivided one-half interest and Eileen M. Thacker, as Trustee of the Eileen M. Thacker Revocable Trust dated February 25, 2010, as to an undivided one-half interest

S Y
P 6
S 1
SC Y
INT 280

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STATE OF IL COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Eileen Thacker Trustee

personally known to me to be the same person(s) whose name(s) 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 14th day of December, 2023

Olesya Kucher (Notary Public)

Prepared by:
Mazek Law Group LLC
3805 North Lincoln Avenue
Chicago, Illinois 60613



Mail to:
Rosenthal Law Group LLC
3700 W Devon Ave
Suite E
Lincolnwood, IL 60712

Name and Address of Taxpayer:
Nicole & Kasey Marty
2426 W Belle Plaine Ave
Chicago IL 60618

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File No: 773656

EXHIBIT "A"

LOT 41, IN BLOCK 2, IN PAUL O. STENSLAND'S SUBDIVISION OF THE EAST 664.7 FEET OF LOTS 1, 2, 3, AND 4 OF THE SHELBY AND MAGOFFIN'S SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

13.13.414.027.0000 (A)

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

05-Jan-2024



CHICAGO:

3,900.00

GTA:

1,560.00

TOTAL:

5,460.00*

13-13-414-027-0000 | 20240101608436

| 0-766-777-392

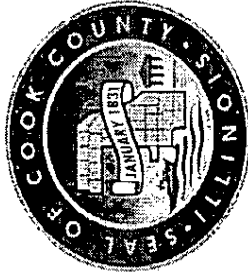
* Total does not include any applicable penalty or interest due

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REAL ESTATE TRANSFER TAX

05-Jan-2024



COUNTY:
ILLINOIS:
TOTAL:

260.00
520.00
780.00

13-13-414-027-0000

20240101608436

1-984-063-536

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(Space Above Reserved for Recorder's Stamp)

AFFIDAVIT FOR RECORDER'S LABELING OF SIGNATURE AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I Esther FARIAS, being duly sworn state that I have access to the copies of the attached document(s), for which I am listing the type(s) of document(s) below:

Trustee's Deed

(Print document types on the above line)

Which were originally executed by the following parties whose names are listed below:

Eileen M. Thacker

(Print name(s) of executor/grantor)

Kasey J & Nicole B. Marty

(Print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example -Title Company, Agent, Attorney, etc.)

Closing Title Company

(Print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

Esther Farias

Affiant's Signature Above

1/17/24

Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

1/17/24

Date Document Subscribed & Sworn Before Me

[Signature]

Signature of Notary

