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TRUSTEE'S DEED

ILLINOIS

Doc#: 2410814253 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/17/2024 12:33 PM Pg: 1 of 4

Dec ID 20240401672622
ST/Co Stamp 0-648-543-792 ST Tax \$325.00 CO Tax \$162.50

Fidelity National Title

Above Space for Recorder's Use Only

This AGREEMENT between Robert V. Gates as Successor Trustee of the Gates Family Trust dated April 11th, 2005 as Trustee and Grantor, of the Village of Oak Lawn, County of Cook, State of Illinois and Grantee(s) Mario Martinez ^{*P/U} ~~Marciel~~ Man of 3754 W. 75th, Chicago IL. WITNESSES: The Grantor(s) in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, 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 QUITCLAIM unto the Grantee(s) in fee simple the following described real estate, situated in the County of Cook in the State of Illinois to wit: *(See page 3 for legal description attached here to and made par. hereof.)* together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

** Espinoza*

SUBJECT TO: General taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 24-04-428-023-0000

Address(es) of Real Estate: 9246 S 49th Ct., Oak Lawn, IL 60453

Village of Oak Lawn Real Estate Transfer Tax \$1000 05808

Village of Oak Lawn Real Estate Transfer Tax \$500 06853

Village of Oak Lawn Real Estate Transfer Tax \$100 04549

FIDELITY NATIONAL TITLE

0024004440

Village of Oak Lawn Real Estate Transfer Tax \$25 06216

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Dated this 10 day of April, 2024.

Robert V. Gates as Successor Trustee
Robert V. Gates as Successor Trustee of the Gates Family Trust
dated April 11th, 2005

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 Robert V. Gates as Successor Trustee of the Gates Family Trust dated April 11th, 2005 personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as his 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 10 day of April, 2024.



Kristen Caruso
NOTARY PUBLIC

Commission expires 10/29/27

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LEGAL DESCRIPTION

For the premises commonly known as: 9246 S 49th Ct., Oak Lawn, IL 60453

Property Index Number: 24-04-428-023-0000

Legal Description: LOT 19 IN BERNARD A. POLEK'S
SUBDIVISION OF PART OF LOT 6 IN
ADMINISTRATOR'S DIVISION OF THE EAST
1/4 OF THE SOUTHEAST 1/4 AND THE
SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 4, TOWNSHIP 37 NORTH, RANGE
13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

This instrument was prepared by:
John N. Farrell
10610 S Cicero Ave
Oak Lawn, IL 60453

Send subsequent tax bills to:
Mario Martinez Espinoza
9246 S 49th Ct.,
Oak Lawn, IL 60453

Mail recorded document to:
Legal Advocate Solutions
~~Attn: Veronica Campos~~
~~10024 S. Kedzie Ave.~~
~~Evergreen Park, IL 60805~~
Mario Martinez Espinoza
9246 S. 49th Ct
Oak Lawn IL 60453

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REAL ESTATE TRANSFER TAX

15-Apr-2024



COUNTY:	162.50
ILLINOIS:	325.00
TOTAL:	487.50

24-04-428-023-0000

| 20240401672622 | 0-648-643-792

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