UNOFFICIAL COPY

This Instrument was Prepared by:

Maeve Degnan, Esq. Robbins DiMonte, Ltd. 216 West Higgins Road Park Ridge, IL 60068

After Recording Return to:

David Maloney, Esq.
Maloney Law, LLC
1880 W. Whichester Rd, Ste 205
Libertyville, XL 60048

Mail Subsequent Tax Bills to: Butler Magierek & Erik Williams

7230 W. Iber St.

Doc#. 2418402180 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 7/2/2024 12:38 PM Pg: 1 of 3

Dec ID 20240601638978

ST/Co Stamp 1-375-212-336 ST Tax \$460.00 CO Tax \$230.00

City Stamp 2-101-744-432 City Tax \$4.830.00

FIRST AMERICAN TITLE	FIRST AMERICAN TITLE
FILE # ACTOUT 367 TRUSTEE'S DEED	FILE # 1 21 - 7
	ANT 1097 30 /
THIS INDENTURE, made this 15+ day of 15/, 2	
as Successor Trustee of the M & D SNOOK FAMILY TRUS	
Grantor, of Chicago, IL -AND- BUTLER MAGIEREK	
	2053 N. Natchez, Chicago, IL
60707. I NOT as joint tenants, Nor as t	enants in commen
WITNESSETH, that Grantor, in consideration of the sum of T.	J.
WITNESSETH, that Grantor, in consideration of the sum of I	Dollars (\$10.00) receipt of

WITNESSETH, that Grantor, in consideration of the sum of Feb Dollars (\$10.00) receipt of which is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby conveys and quitclaims unto the Grantees, in fee simple, the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Address of Real Estate: 7230 W. IBSEN STREET, CHICAGO, IL 60631

Permanent Real Estate Index Numbers: 09-36-223-023-0000

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

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.

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DATED as of this 26th day of JUNL, , 2024.	
THE M & D SNOOK FAMILY TRUST DATED APRIL 12, 1999	
By: Jane C. Rix, as Successor Trustee	
State of 11.(ro(5)) ss County of Co.of.)	
I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that Jane C. Rix, not personally, but as Successor Trustee, as aforesaid, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me inis day in person and acknowledged that as such Successor Trustee, she signed and delivered the said instrument, as her free and voluntary act in her capacity as Successor Trustee aforesaid for the uses and purposes therein set forth.	
Given under my hand and official seal this 26th day of July, 2024. Compared to the purple of the	
OFFICIAL STAL VICK, SFLIZ NOTARY PUBLIC, STATT, OF ILLINOIS MY COMMISSION EXPIRES: 55/04-2027	

2418402180 Page: 3 of 3

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EXHIBIT "A"

LOT THIRTY NINE (39) IN ARTHUR DUNAS VILLA, BEING A RESUBDIVISION IN THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT REGISTERED JUNE 24, 1923, AS DOCUMENT NUMBER 185477, IN COOK COUNTY **ILLINOIS**

Address c Real Estate: 7230 W. IBSEN STREET, CHICAGO, IL 60631

Permanent Real Fstate Index Numbers: 09-36-223-023-0000

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Of Columnia Clark's Office