

# UNOFFICIAL COPY

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

## 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. Winchester Rd, Ste 205  
Libertyville, IL 60048

## Mail Subsequent Tax Bills to:

Butler Magierek & Erik Williams  
7230 W. Ibsen St.  
Chicago, IL 60631

FIRST AMERICAN TITLE  
FILE # AFT044367

TRUSTEE'S DEED

FIRST AMERICAN TITLE  
FILE # AFT044367

THIS INDENTURE, made this 1st day of July, 2024, between JANE C. RIX, as Successor Trustee of the M & D SNOOK FAMILY TRUST dated April 12, 1999, The Grantor, of Chicago, IL ~~AND~~ BUTLER MAGIEREK and ERIK WILLIAMS, as ~~WIFE AND HUSBAND~~, The Grantees, of 2053 N. Natchez, Chicago, IL 60707. *\* Not as joint tenants, nor as tenants in common but as tenants by the entirety*

WITNESSETH, that Grantor, in consideration of the sum of Ten 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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## 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 of Real Estate: 7230 W. IBSEN STREET, CHICAGO, IL 60631

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Property of Cook County Clerk's Office