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TRUSTEE'S DEED (ILLINOIS)

Doc#: 2418414498 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 7/2/2024 11:48 AM Pg: 1 of 3

Dec ID 20240601631703
ST/Co Stamp 1-630-167-856 ST Tax \$509.00 CO Tax \$254.50
City Stamp 1-583-833-904 City Tax \$5,344.50

THE GRANTOR Patricia A. Maher, as Trustee of the Patricia A. Maher Trust Dated April 22, 2014, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, convey to GRANTEES Michael Martin Magaha, Jr., ~~a single person~~, of 1120 N LaSalle Dr. Chicago IL 60610 the following described real estate commonly known as: * UNIMBERED MAN

Permanent Index Number(s): 13-15-306-102-0000

Property Address: 4440 W. Hutchinson Street, Chicago, IL 60641

LEGAL DESCRIPTION ATTACHED

This deed is executed by the party 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, **SUBJECT TO:** Covenants, conditions and restrictions of record, utility easements and, general taxes for the year ~~2023~~ ** 2024 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 26th day of June, 2024.

Patricia A. Maher

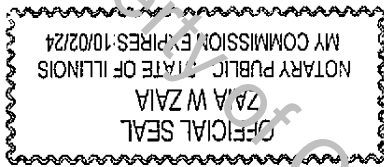
Patricia A. Maher, as Trustee of the Patricia A. Maher Trust Dated April 22, 2014

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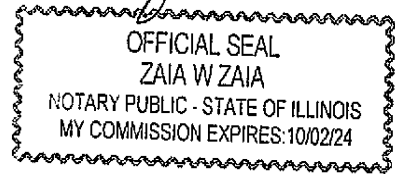
STATE OF IL)
) SS,
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Patricia A. Maher, as Trustee of the Patricia A. Maher Trust Dated April 22, 2014, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 26th day of June, 2024.




[Signature]
Notary Public





THIS INSTRUMENT PREPARED BY
Ernest L. Rose, Drost, Kivlahan, McMahon & O'Connor, LLC
11 S. Dunton Avenue
Arlington Heights, IL 60005

MAIL TO:
Hawbecker & Garver, LLC
26 Blaine Street
Hinsdale, IL 60521

SEND SUBSEQUENT TAX BILLS TO:
Michael Martin Magaha, Jr.
4440 W. Hutchinson Street
Chicago, IL 60641

REAL ESTATE TRANSFER TAX		02-Jul-2024
	CHICAGO:	3,817.50
	CTA:	1,527.00
	TOTAL:	5,344.50 *
13-15-306-102-0000 20240601631703 1-583-833-904		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		02-Jul-2024
	COUNTY:	254.50
	ILLINOIS:	509.00
	TOTAL:	763.50
13-15-306-102-0000 20240601631703 1-630-167-856		

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Exhibit A

LOT 40 IN THE TERRACES OF OLD IRVING PARK, BEING A SUBDIVISION OF A PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-15-306-102-0000

For Informational Purposes only: 4440 West Hutchinson Street, Chicago, IL 60641

Property of Cook County Clerk's Office