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TRUSTEE'S DEED
(Illinois)



Doc#: 0819039043 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/08/2008 02:54 PM Pg: 1 of 4

Above Space for Recorder's use only

THIS AGREEMENT, made this 3 day of July, 2008, between JENNIFER SEPER, AS SUCCESSOR TRUSTEE OF THE BONNIE M. COCCORULLO TRUST NO. 1 DATED MAY 16, 1996, AS AMENDED, Grantor, and JENNIFER SEPER, a married woman, of Westmont, Illinois, Grantee.

WITNESSES: The Grantor in consideration of the sum of Ten (\$10.00) Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Successor Trustee, and of every other power and authority the Grantor hereunto enabling, does hereby convey and quitclaim unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT PROPERTY IS NON-HOMESTEAD.

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

Permanent Real Estate Index Number(s): 27-29-214-089-0000

Address(es) of Real Estate: 10429 Elderberry Lane, Orland Park, Illinois 60462

IN WITNESS WHEREOF, the Grantor, Jennifer Seper, as Successor Trustee as aforesaid, hereunto sets her hand the day and year first above written.

Exempt under Provisions of
Paragraph (e) Section 31-45,
Property Tax Code.

Date: 7/3/08
Jennifer Seper, Successor Trustee
Grantor

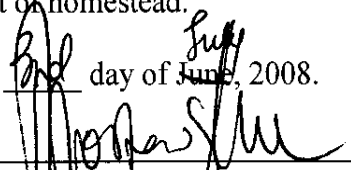
Jennifer Seper, Successor Trustee
Jennifer Seper, as Successor Trustee of the
Bonnie M. Coccorullo Trust No. 1 dated
May 16, 1996, as amended

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State of Illinois)
County of DeKalb) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jennifer Seper, as Successor Trustee of the Bonnie M. Coccorullo Trust No. 1 dated May 16, 1996, as amended, 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 she signed, sealed and delivered the said instrument as her 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 3rd day of June, 2008.



NOTARY PUBLIC

Commission expires: 05-13-2009, _____, 200__



This instrument was prepared by: Mark W. Weisbard, Esq., Dykema Gossett, PLLC, 10 South Wacker Drive, Suite 2300, Chicago, Illinois 60606

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Mark W. Weisbard, Esq.
Dykema Gossett, PLLC
10 South Wacker Drive, Suite 2300
Chicago, Illinois 60606

Jennifer Seper
417 North Blackhawk Drive
Westmont, IL 60559

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EXHIBIT "A"

Legal Description

Parcel 1:

THAT PART OF LOT 29 IN MALLARD LANDINGS UNIT 4B-2, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 29; THENCE NORTH 89 DEGREES 31 MINUTES 53 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 29, 40.84 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 07 SECONDS EAST, 15.37 FEET; THENCE NORTH 88 DEGREES 11 MINUTES 01 SECONDS WEST, 79.79 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 11 MINUTES 01 SECONDS WEST, 44.21 FEET; THENCE NORTH 01 DEGREES 48 MINUTES 59 SECONDS EAST 93.00 FEET; THENCE SOUTH 88 DEGREES 11 MINUTES 01 SECONDS EAST, 44.21 FEET; THENCE SOUTH 01 DEGREES 48 MINUTES 59 SECONDS WEST, 93.00 FEET TO THE POINT OF BEGINNING.

Parcel 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR MALLARD LANDINGS TOWNHOMES RECORDED JUNE 27, 1991 AS DOCUMENT 91315347, AS AMENDED, FOR INGRESS AND EGRESS.

COMMONLY KNOWN AS 10429 ELDERBERRY LANE, ORLAND PARK, IL 60462
PIN: 27-29-214-089-0000

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: July 3, 2008

Signature: [Handwritten Signature] (Grantor or Agent)
Grantor

Subscribed and sworn to before me by the Grantor
this 3rd day of July, 2008.

[Handwritten Signature] (Notary Public)



My Commission Expires: 05-13-2009

IMPRESS NOTARY SEAL

The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: July 3, 2008

Signature: [Handwritten Signature] (Grantee or Agent)
Grantee

Subscribed and sworn to before me by the Grantee
this 3rd day of July, 2008.

[Handwritten Signature] (Notary Public)



My Commission Expires: 05-13-2009

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]