

# UNOFFICIAL COPY

## TRUSTEE'S DEED

THIS INSTRUMENT

PREPARED BY:

Elizabeth A. Hambrick-Stowe, Esq.  
Lillig & Thorsness, Ltd.  
1900 Spring Road, Suite 200  
Oak Brook, Illinois 60523



Doc#: 0928149013 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/08/2009 09:46 AM Pg: 1 of 3

(Above Space for Recorder's Use Only)

THIS DEED made this 29<sup>th</sup> day of September, 2009, between MARGARET C. ZEINER and PENELOPE C. TROOP, AS SUCCESSOR TRUSTEES OF THE MARGARET F. CARLSON TRUST DATED DECEMBER 7, 2001, c/o 19W102 Avenue Normandy North, Oak Brook, Illinois 60521, Grantor, and KRISTEN J. OZINGA, a single woman never married, of 13405 Forest Ridge Drive, Palos Heights, Illinois 60463, Grantee.

WITNESSETH, that Grantor, in consideration of the sum of Ten (\$10.00) and No/100ths Dollars and other good and valuable consideration in hand paid, and pursuant to the power and authority vested in the Grantor, does hereby convey and quitclaim unto the Grantee, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

LOT 5 IN BLOCK 8 IN PALOS GARDENS, BEING A SUBDIVISION OF THE NORTH 829.50 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 24-32-109-007-0000

Common Address: 6225 W. 128<sup>th</sup> Street, Palos Heights, Illinois 60463

**SUBJECT TO THE FOLLOWING, IF ANY:** (a) General real estate taxes not due and payable as of the date hereof; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.


Together with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.


ACD 2009 090308

Property of Cook County Clerk's Office

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STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	<b>STATE OF ILLINOIS</b> OCT.-7.09	<b>REAL ESTATE TRANSFER TAX</b>
		# 000003227
		0023200 FP 103049

COUNTY TAX  REAL ESTATE TRANSACTION TAX REVENUE STAMP	<b>COOK COUNTY</b> <b>REAL ESTATE TRANSACTION TAX</b> OCT.-7.09	<b>REAL ESTATE TRANSFER TAX</b>
		# 0000003251
		0011600 FP 103052

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IN WITNESS WHEREOF, the Grantor as trustees aforesaid, have caused their seal to be hereto affixed and have caused their names to be signed to this deed the day and year set forth above.

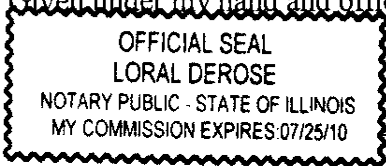
Margaret C. Zeiner (SEAL)  
MARGARET C. ZEINER, as successor trustee of the Margaret F. Carlson Trust dated December 7, 2001

Penelope C. Troop (SEAL)  
PENELOPE C. TROOP, as successor trustee of the Margaret F. Carlson Trust dated December 7, 2001

STATE OF ILLINOIS )  
) SS.  
COUNTY OF DUPAGE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the person whose name is subscribed to this instrument is personally known to me to be MARGARET C. ZEINER, and is acting as successor trustee of the MARGARET F. CARLSON TRUST DATED DECEMBER 7, 2001, and that she appeared before me this day in person and acknowledged that she signed and delivered this instrument in writing pursuant to authority given by that certain document known as the Margaret F. Carlson Trust dated December 7, 2001, as her free and voluntary act.

Given under my hand and official seal this 29<sup>th</sup> day of September, 2009.

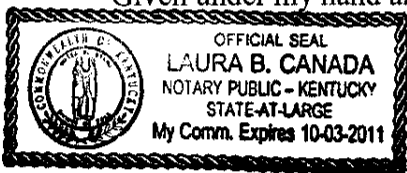


Loral Derosé  
NOTARY PUBLIC

STATE OF KENTUCKY ) SS.  
COUNTY OF FAYETTE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the person whose name is subscribed to this instrument is personally known to me to be PENELOPE C. TROOP, and is acting as successor trustee of the MARGARET F. CARLSON TRUST DATED DECEMBER 7, 2001, and that she appeared before me this day in person and acknowledged that she signed and delivered this instrument in writing pursuant to authority given by that certain document known as the Margaret F. Carlson Trust dated December 7, 2001, as her free and voluntary act.

Given under my hand and official seal this 28 day of September, 2009.



[Signature]  
NOTARY PUBLIC

**MAIL TO:**  
Barry N. Voorn, Esq.  
19001 Old LaGrange Road Ste 300  
Mokena, Illinois 60448

**SEND SUBSEQUENT TAX BILLS TO:**  
Kristen J. Ozinga  
6225 W. 128<sup>th</sup> Street  
Palos Heights, Illinois 60463