

UNOFFICIAL COPY



Doc#: 1300942104 Fee: \$40.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/09/2013 01:59 PM Pg: 1 of 2

TRUSTEE'S WARRANTY DEED

THE GRANTOR, **Marquette Bank**, not individually, but solely as Successor Trustee of the John D. Dean Trust dated July 2, 1998, as amended, under the provisions of a deed or deeds in trust duly recorded and delivered to the initial trustee of said trust, and in pursuance of every other power and authority it enables, and in consideration of **Ten and 00/100 (\$10.00)**, and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged,

(above for recorder's use only)

does hereby alien, remise, release, CONVEY and WARRANT unto **Judith A. Wielgos**, of 18555 Hickory Court, #13, Lansing, Illinois 60438, all of the right title and interest in and to the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT NO. 13320-2 -A IN OAK HILLS CONDOMINIUM I AS DELINEATED ON SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN BURNSIDE'S OAK HILLS COUNTRY CLUB VILLAGE SUBDIVISIONS IN THE SOUTHWEST ONE QUARTER OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY BURNSIDE CONSTRUCTION COMPANY, AN ILLINOIS CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS AS DOCUMENT 23684699; TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS MADE BY BURNSIDE CONSTRUCTION COMPANY AND RECORDED OCTOBER 25, 1976 AS DOCUMENT 2368498 AND CREATED BY DEED FROM BURNSIDE CONSTRUCTION COMPANY TO JOHN D. DEAN AND JANE A. DEAN, HIS WIFE, AND CATHERINE R. HOLMES AND RECORDED SEPTEMBER 10, 1980 AS DOCUMENT 25578381 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

P.I.N.: 23-36-303-143-1271

ADDRESS: 13320 South Oak Ridge Trail, Unit 2A, Palos Heights, Illinois 60463

TO HAVE AND TO HOLD the said premises with its appurtenances, in fee simple.

And the said Grantor hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale or execution or otherwise.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned.

BOX 334 CT1

CTT 0# SA 3450122 (ref 2)

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SC Y
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IN WITNESS WHEREOF, the Grantor, as Successor Trustee as aforesaid, hereunto set its hand and seal this 27th day of December 2012.

MARQUETTE BANK, not individually, but solely as Successor Trustee of the John D. Dean Trust dated July 2, 1998, as amended,

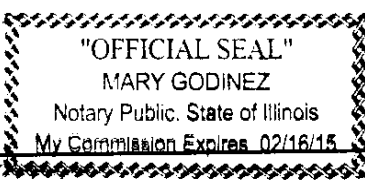
By: *Graciela Pacheco*
Trust Officer

ATTEST: *[Signature]*
Assistant Secretary

State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public, in and for the County of and State, do Hereby Certify that the above-named Trust Officer and Assistant Secretary of the MARQUETTE BANK, not individually, but solely as Successor Trustee of the John D. Dean Trust dated July 2, 1998, as amended, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as such officers of said Bank and caused the corporate seal of said Bank to be thereunto affixed as their free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.



Given under my hand and Notary Seal this 27 day of December 2012.



Mary Godinez
Notary Public

PREPARED BY:

Thomas J. Montgomery
McCarthy Duffy LLP
8102 West 119th Street
Palos Park, IL 60464

REAL ESTATE TRANSFER		12/28/2012
	COOK	\$55.00
	ILLINOIS:	\$110.00
	TOTAL:	\$165.00
23-36-303-143-1271 20121201605692 NG9NLH		

RETURN RECORDED DEED TO:
Nancy Sproviero
633 S. La Grange Rd., Suite 11
La Grange, IL 60525

SEND TAX BILLS TO:
Judith A. Wielgas
13320 South Oak Ridge Trail, Unit 2A
Palos Heights, IL 60463