

# UNOFFICIAL COPY



Doc#: 1309341085 Fee: \$42.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/03/2013 12:15 PM Pg: 1 of 3

## TRUSTEE'S DEED (ILLINOIS)

*10.11.2013*  
*10.11.2013*

Above Space for Recorder's Use Only

This Agreement made this 19th day of March, 2013, between Nancy Westman, as Successor Trustee, under a Trust Agreement dated September 23, 1988, and known as the Trust Agreement of Laverne Westman, of South Holland, IL, Grantor(s) and Sandra Chandler, of 15215 Oak Street, Dolton, IL 60419, Grantee(s).

*AND Kermit Chandler, Husband  
Wife,  
Not as Tenants in Common, but as Joint Tenants  
But as Tenants  
by Tenancy*

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



LOT 40 IN HUGUELET'S SECOND ADDITION TO SOUTH HOLLAND, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property Address: 17026 Kenwood Avenue, South Holland, IL 60473  
Permanent Index Number: 29-26-202-017-0000

together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining. **SUBJECT TO:** Covenants, easements and restrictions of record and general taxes for 2012 and subsequent years. Grantor covenant as follows: That the premises are free from all encumbrances made by Grantor; and Grantor will warrant and defend the property hereby conveyed against all lawful claims and demands of all persons claiming by, through, or under Grantors, but against no other person;

IN WITNESS WHEREOF, the grantor \_\_\_\_\_, as successor trustee \_\_\_\_\_ as aforesaid, \_\_\_\_\_ hereunto set her hand \_\_\_\_\_ and seal \_\_\_\_\_ the day and year first above written.

*Nancy Westman*  
\_\_\_\_\_  
Nancy Westman, as Successor Trustee

REAL ESTATE TRANSFER		03/20/2013
	COOK	\$46.50
	ILLINOIS:	\$93.00
	TOTAL:	\$139.50

29-26-202-017-0000 | 20130301604071 | HB0FZ3

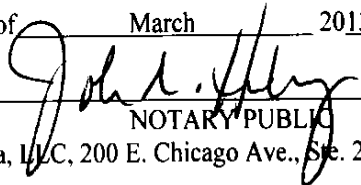
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# UNOFFICIAL COPY

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Nancy Westman 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 voluntary act as such trustee and individual, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of March 2013

Commission expires: June 16, 2014

  
NOTARY PUBLIC

This instrument was prepared by: John R. Hubeny, Hubeny & Zaba, LLC, 200 E. Chicago Ave., Ste. 200, Westmont, Illinois 60559

**MAIL TO:**

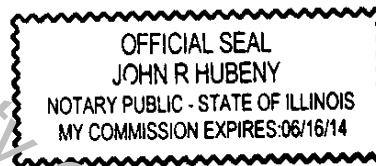
Bernard Shelton, Attorney at Law  
77 West Washington St., Suite 004  
Chicago, IL 60602

**SEND SUBSEQUENT TAX BILLS TO:**

Sandra Chandler  
17026 Kenwood Avenue  
South Holland, IL 60473

OR

RECORDER'S OFFICE BOX NO. \_\_\_\_\_



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND  
CERTIFICATE OF PAYMENT  
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Nancy Westman, as Trustee of Laverne Westman Trust**

Mailing Address: **200 E. Chicago Ave., Suite 200, Westmont, IL 60559**

Telephone No.: **(630) 455-0500**

Attorney or Agent: **John R. Hubeny**

Telephone No.: **(630) 455-0500**

Fax No. **(630) 455-0505**

Property Address: **17026 Kenwood Ave.  
South Holland, IL 60473**

Property Index Number (PIN): **29-26-208-017-0000**

Water Account Number: **0300053001**

Date of Issuance: **3/18/2013**

State of Illinois )

County of Cook )

This instrument was acknowledged before  
me on March 18, 2013 by

Michelle R. Moody  
Michelle R. Moody  
(Signature of Notary Public)

(SEAL)

VILLAGE OF SOUTH HOLLAND

By: Michael Verone 3/18/13  
Deputy Village Clerk or Representative



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.