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Doc#: 1332235104 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/18/2013 11:19 AM Pg: 1 of 4

TRUSTEE'S WARRANTY DEED

FIRST AMERICAN
File # 2478410

THE GRANTOR, PETER T. DRUGAS, NOT INDIVIDUALLY, BUT AS SECOND SUCCESSOR TRUSTEE, UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1989 AND KNOWN AS THE THEODORE G. DRUGAS, M.D. TRUST, of Orland Park, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to DUSTIN DIFILIPPO and MELISSA DIFILIPPO, husband and wife, as tenants by the entirety, of 8219 Therese Ct, Orland Park 60462 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Easements, covenants, conditions and restrictions of record if any. General real estate taxes for 2013 and subsequent years.

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

TO HAVE AND TO HOLD said premises as husband and wife, as tenants by the entirety forever.

Permanent Real Estate Index Number(s): 27-03-409-042-0000



Address of Real Estate: 8808 BERKELEY CT, ORLAND PARK, IL 60462

Dated this 24 day of October, 20 13

S Y
P H
S N
SC V
INT D

 , Trustee

Seller, PETER T. DRUGAS, NOT INDIVIDUALLY, BUT AS SECOND SUCCESSOR TRUSTEE, UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1989 AND KNOWN AS THE THEODORE G. DRUGAS, M.D. TRUST

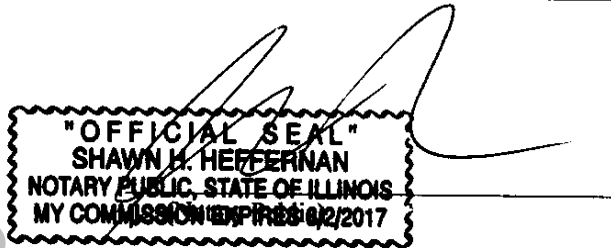
REAL ESTATE TRANSFER		10/29/2013
	COOK	\$137.50
	ILLINOIS:	\$275.00
	TOTAL:	\$412.50

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT PETER T. DRUGAS, NOT INDIVIDUALLY, BUT AS SECOND SUCCESSOR TRUSTEE, UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1989 AND KNOWN AS THE THEODORE G. DRUGAS, M.D., TRUST, 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 the said 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 official seal, this 25 day of October, 20 13.



Prepared by:

Shawn H. Heffernan
15127 S. 73rd Ave, Suite H2
Orland Park, IL 60462

Mail To:

Dustin Difilippo
8808 Berkeley Ct
Orland Park, IL 60462

Name and Address of Taxpayer:

Dustin Difilippo
8808 Berkeley Ct
Orland Park, IL 60462

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:
UNIT 1:

THAT PART OF LOT 1 IN BERKLEY COURT, A SUBDIVISION OF THE EAST 690 FEET OF THE SOUTH 315.65 FEET OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 78 DEGREES, 00 MINUTES 00 SECONDS, WEST ALONG THE SOUTH LINE OF LOT 1, 45.68 FEET; THENCE NORTH 12 DEGREES 00 MINUTES, 00 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED LINE 20.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH 78 DEGREES, 00 MINUTES 00 SECONDS, WEST 35.54 FEET; THENCE NORTH 12 DEGREES, 00 MINUTES 00 SECONDS WEST 86.00 FEET; THENCE SOUTH 78 DEGREES 00 MINUTES 00 SECONDS EAST 35.54 FEET; THENCE SOUTH 12 DEGREES, 00 MINUTES, 00 SECONDS WEST 86.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER THE COMMON AREA AS CREATED BY THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, EASEMENT AND RESTRICTIONS FOR BERKLEY COURT TOWNHOUSE ASSOCIATION

Permanent Index #'s: 27-03-409-042-0000

Property Address: 8808 Berkley Court, Orland Park, Illinois 60162

Property of Cook County Clerk's Office

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SHIRLEY R. KUSFA
WILL COUNTY RECORDER

AFFIDAVIT - METES AND BOUNDS

STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

DOCUMENT NO. _____

the undersigned

_____ resides at ~~500 S. ...~~ *500 S. ...*, being duly sworn on oath, states that attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons: That the

1. The division or subdivision of the land is into parcels or tracts of 5.0 acres or more in size in which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance or parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act (7/17/59) into no more than two parts and not involving any new streets or easements of access.
9. The sale of a single lot of less than 2.5 acres from a larger tract when a survey is made by a registered surveyors provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318,1, eff. October 1, 1977.
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that they make this affidavit for the purpose of including said Recorder of Deeds, to accept the attached deed for recording.

[Signature]

SUBSCRIBED and SWORN to before me this 25 day of oct, 2013

[Signature]
NOTARY PUBLIC

