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This instrument prepared by:

Gary J. Mazian
Sokol & Mazian
60 Orland Square Dr., #202
Orland Park, IL 60462



Doc#: 1416833028 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/17/2014 02:12 PM Pg: 1 of 2

Mail future tax bills to: * Deed

Michael Talty
18072 Semmler Ct
Tinley Park IL 60487

TRUSTEE'S DEED

This Indenture, made this 6 day of June, 2014, between Julie B. Kapugi, as trustee of the Julie Kapugi Living Trust dated August 21, 2003, party of the first part, and Michael Talty and Azucena Talty, Husband and Wife, as Tenants by the Entirety, of 17411 Avon Lane, Tinley Park, Illinois 60487, party of the second part.

Witnesseth, That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in COOK County, State of Illinois, to wit:

LOT 98 IN TOWNE POINTE SINGLE FAMILY UNIT 4, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 27-35-314-004-0000
Property Address: 18072 Semmler Ct, Tinley Park, IL 60477
60487

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2013 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

To Have and To Hold the same unto said party of the second part, and to the proper use, benefit, and behoold forever of said party of the second part.

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. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

Julie B. Kapugi
Julie B. Kapugi, as Trustee of the Julie Kapugi
Living Trust Dated August 21, 2003

Attorneys: Title Guaranty Fund, Inc.
1000 North Dearborn Dr., STE 2400
Chicago, IL 60610-3630
(773) 399-1000

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REAL ESTATE TRANSFER		06/06/2014
COOK		\$181.50
ILLINOIS:		\$363.00
TOTAL:		\$544.50



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STATE OF ILLINOIS
COUNTY OF COOK

)
) SS I, the undersigned, a Notary Public in and for the County and State aforesaid, DO
) HEREBY CERTIFY that Julie B. Kapugi, as trustee of the the Julie Kapugi Living Trust dated August 21, 2003, as Trustee(s) aforesaid, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 6 day of June, 2014.



Notary Public



Property of Cook County Clerk's Office