

# UNOFFICIAL COPY

16803361  
TRUSTEE'S DEED



Doc#: 1600746047 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/07/2016 02:54 PM Pg: 1 of 3

Above Space for Recorder's Use Only

THIS INDENTURE, made this <sup>12 JAF</sup> 10 day of DECEMBER, 2015 by Peter Dykstra, as Successor Trustee under the provisions of Kathryn Molendyk Trust Agreement dated August 28, 1996 hereinafter referred to as Grantor, and Viamonte Realty, LLC, an Illinois Limited Liability Company, P.O. Box 5140, Lansing, hereinafter referred to as Grantee:

WHEREAS, Grantor is the duly acting Trustee of Kathryn Molendyk Trust Agreement dated August 28, 1996, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantor, not individually but as such Trustee, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to: Viamonte Realty, LLC, P.O. Box 5140, Lansing, IL, 60438 pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as 2414 178th Street, Lansing, IL 60438, legally described as:

LOTS 24 AND 25 AND THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH OF AND ADJACENT TO SAID LOTS IN BLOCK 1 IN TORRENCE SCHOOL ADDITION TO LANSING, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH WEST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**SUBJECT TO: Covenants, conditions and restrictions of record and general real estate taxes for 2015 and subsequent years.**

Permanent Index Number: 30-30-307-033-0000 and 30-30-307-034-0000

Address(es) of Real Estate: 2414 178th Street, Lansing, IL 60438

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustee, in and to the premises.

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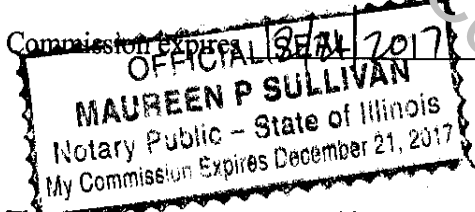
**IN WITNESS WHEREOF**, Grantor, not individually, but as Trustee aforesaid, has hereunto set his hand and seal the day and year first above written.

*Peter Dykstra Successor Trustee*  
 Peter Dykstra, as Successor Trustee under the provisions of Kathryn Molendyk Trust Agreement dated August 28, 1996

STATE OF ILLINOIS             )  
   ) ss  
 COUNTY OF COOK             )

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Peter Dykstra, as Successor Trustee under the provisions of Kathryn Molendyk Trust Agreement dated August 28, 1996 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 he signed, sealed and delivered the said instrument as such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 22<sup>nd</sup> day of DECEMBER, 2015



*Maureen P. Sullivan*  
 NOTARY PUBLIC



This instrument was prepared by: Scott R. Wheaton, Attorney at Law, 3108 Ridge Road, Lansing, IL 60438

**MAIL TO:**

Viamonte Realty, LLC  
 PO Box 5140  
 Lansing, IL 60438

**SEND SUBSEQUENT TAX BILLS TO:**

Viamonte Realty, LLC  
 PO Box 5140  
 Lansing, IL 60438

REAL ESTATE TRANSFER TAX		31-Dec-2015
	COUNTY:	21.50
	ILLINOIS:	43.00
	TOTAL:	64.50

30-30-307-033-0000 | 20151201655522 | 1-438-583-872

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THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:



**VILLAGE OF LANSING  
CERTIFICATE OF PAYMENT  
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Village Treasurer for the Village of Lansing, 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: Kathryn Molendyk

Mailing Address: 2414 178<sup>th</sup> Street  
Lansing, IL 60438

Telephone:

Attorney or Agent: Cathy Hallow

Telephone No.: 708-895-5701

Property Address 2414 178<sup>th</sup> Street  
Lansing, IL 60438

Property Index Number (PIN) 30-30-307-033, 034-0000

Water Account Number 211 0310 00 01

Date of Issuance: December 21, 2015

State of Illinois)  
County of Cook)

This instrument was acknowledged before  
me on December 21, 2015 by  
Karen Giovane.

VILLAGE OF LANSING

By: [Signature]  
Village Treasurer or Designee

[Signature]

(Signature of Notary Public)



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