

# UNOFFICIAL COPY



INSTRUMENT PREPARED BY

AND RETURN MAIL TO:

William J. Cotter  
Goldstine, Skrodzki, Russian,  
Nemec And Hoff, Ltd.  
835 McClintock Drive  
Burr Ridge, Illinois 60521

Doc#: 1608216000 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/22/2016 09:43 AM Pg: 1 of 5

SUBSEQUENT TAX BILLS TO:

5P Group, LLC  
c/o Kathleen Kapovich  
4245 - 166th Street  
Oak Forest, Illinois 60452

(For Recorder's Use Only)

## TRUSTEES' DEED

**THIS TRUSTEE'S DEED** is made this 31st day of December, 2015, by **SIMONE Y. KAPOVICH** as Trustee of the **SIMONE Y. KAPOVICH TRUST** under agreement dated the 3rd day of March, 2003 (the "Grantor"), who in consideration of the sum of TEN & 00/100 (\$10.00) DOLLARS, and pursuant to the power and authority vested in the Grantor as trustee aforesaid, and of every other power and authority the Grantor hereunto enabling, does convey and quit claim an undivided one-fifth (1/5) interest in and to the real estate described on Exhibit A attached hereto, to each of the following named grantees: **JOHN KAPOVICH, JR.**, 6831 Osage Avenue, Downers Grove, IL 60516-3658, **KATHLEEN A. KAPOVICH**, 8507 Hemlock Lane Darien, IL 60561-8416, **ROBERT E. KAPOVICH**, 3616 192<sup>nd</sup> Court, Lansing, IL 60438, **WILLIAM J. KAPOVICH**, 6740 Blackburn, Downers Grove, IL 60516-3658, and **LEONARD M. KAPOVICH**, 6712 Blodgett Avenue, Downers Grove, IL 60516, not in joint tenancy, but as tenants in common, together with all the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

This transaction is *EXEMPT* from transfer taxes under Sec. 4(e) of applicable transfer tax statutes.

*Simone Kapovich* 12-31-15  
Grantor / Agent [Date]

IN WITNESS WHEREOF, the Grantor, as Trustee as aforesaid has executed this Trustee's Deed as of the day and year first above written.

SIMONE Y. KAPOVICH TRUST UNDER AGREEMENT DATED MARCH 3, 2003

BY: *Simone Y. Kapovich*  
Simone Y. Kapovich, Trustee

STATE OF ILLINOIS )

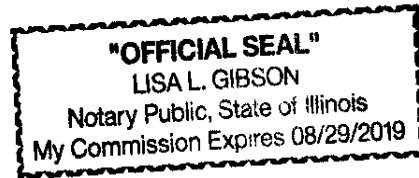
S Yes  
P 5/11  
S  
M NO  
S  
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INT

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) S.S.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SIMONE Y. KAPOVICH, as trustee of the SIMONE Y. KAPOVICH TRUST UNDER AGREEMENT DATED MARCH 3, 2003, 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 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 31st day of December, 2015.

*Lisa L. Gibson*  
\_\_\_\_\_  
Notary Public



Property of Cook County Clerk's Office

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## EXHIBIT A

PARCEL 1: THAT PART OF LOT 3 IN PLAT OF VANDER BERG ESTATES DIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (EXCEPT CHICAGO AND EASTERN JOLIET RAILROAD) IN SECTION 22, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1894, IN BOOK C OF PLATS, PAGE 1, DESCRIBED AS FOLLOWS: THE SOUTH 100 FEET OF THE NORTH 550 FEET (EXCEPT THE EAST 125 FEET THEREOF AND ALSO THE WEST 50 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 3 IN PLAT OF VANDER BERG ESTATES DIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (EXCEPT CHICAGO AND EASTERN JOLIET RAILROAD) IN SECTION 22, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1894, IN BOOK C OF PLATS, PAGE 1, DESCRIBED AS FOLLOWS: THE SOUTH 200 FEET OF THE NORTH 450 FEET (EXCEPT THE EAST 125 FEET THEREOF AND ALSO EXCEPT THE WEST 50 FEET THEREOF) IN COOK COUNTY, ILLINOIS

Permanent Index Numbers: 29-22-302-016 and 29-22-302-017

Address of Real Estate: 16823 S. State Street, South Holland, Illinois 60473

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## STATEMENTS OF EXEMPTION

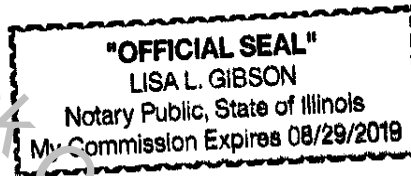
THIS TRANSACTION IS EXEMPT FROM TRANSFER TAXATION BY VIRTUE OF SECTION 4 (e) OF APPLICABLE TRANSFER TAX ORDINANCES.

**GRANTOR STATEMENT:** To the best of the knowledge of the Grantor(s), the name of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business in or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

*Simone Kayovich* December 31, 2015  
Grantor / Agent (Date)

Subscribed and Sworn to before me this 31<sup>st</sup> day of December, 2015

*Lisa L. Gibson*  
Notary Public



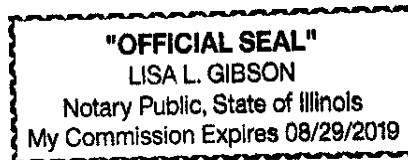
[SEAL]

**GRANTEE STATEMENT:** The name of the grantee shown on the deed or assignment of beneficial interest in the land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

*Katherine A. Kayovich* December 31, 2015  
Grantee / Agent (Date)

Subscribed and Sworn to before me this 31<sup>st</sup> day of December, 2015

*Lisa L. Gibson*  
Notary Public



[SEAL]

**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: **Simone Y Kapovich**  
Mailing Address: **6416 Blodet Ave, Downers Grove IL 60516**  
Telephone No.: **630-655-6000**  
Attorney or Agent: **William J Cotter**  
Telephone No.: **630-655-6000**  
Fax No. **630-655-9808**  
Property Address: **16823 S State**  
**South Holland, IL 60473**  
Property Index Number (PIN): **29-22-302-016-0000**  
**29-22-302-017-0000**  
Water Account Number: **0170040000**  
Date of Issuance: **3/3/16**

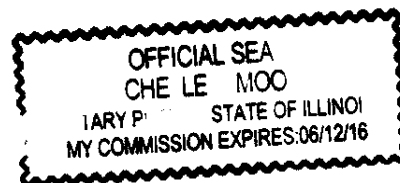
State of Illinois )  
County of Cook )

This instrument was acknowledged before  
me on March 3, 2016 by

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

VILLAGE OF SOUTH HOLLAND

By: Michael Veronic 3/3/2016  
Deputy Village Clerk or Representative



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