## **UNOFFICIAL COPY**

|6203864 TRUSTEE'S DEED



Doc#: 1610346160 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 04/12/2016 02:51 PM Pg: 1 of 2

Above Space for Recorder's Use Only

THIS INDENTURE, made this 31st day of April, 2016 by Jeanne Hedgepeth, as Trustee of the Jeanne Hedgepeth Revocable Living Trust dated December 28, 2015 hereinafter referred to as Grantor, and Thomas A. Geraci, III, bereinafter referred to as Grantee:

WHEREAS, Grantor is the duly acting Trustee of the Jeanne Hedgepeth Revocable Living Trust dated December 28, 2015, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Granto, rot 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 Thomas A. Geraci, III 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 226 N. Cady Drive, Palatine, IL 60074, legally described as:

LOT 25 IN BLOCK 25 IN WINSTON PARK NORTH WEST, UNIT NO. 2, BEING A SUBDIVISION IN SECTION 13, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; unconfirmed special governmental taxes or assessments for improvements not yet completed; and general real estate taxes for 2015 and subsequency ears.

Permanent Index Number: 02-13-307-019-0000

Address(es) of Real Estate: 226 N. Cady Drive, Palatine, IL 60074

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

[The remainder of this page intentionally left blank, the signature page to follow]

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## **UNOFFICIAL COPY**

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

Jeanne Hedgepeth, as Trustee of the Jeanne Hedgepeth Revocable Living Trust dated December 28, 2015

STATE OF L'A INOIS

COUNTY OF COOK

) ss

I, the undersigned, a Netary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeanne Hedger eth, as Trustee of the Jeanne Hedgepeth Revocable Living Trust dated December 28, 2015 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 such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 31 day of March , 2016

Commission expires 9-4-19

"OFFICIAL SEAL"
DEIRDRE GRUBA-MCCALLISTER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/4/2019

Alirde Gruba-MEaltisle

This instrument was prepared by: Jeffrey S. Evens, Attorney at Law, 7030 N. Kilpatrick Avenue, Lincolnwood, IL 60712

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Neil Kaiser 716 Lee Street Des Plaines, IL 60016

Thomas A. Geraci III 226 N. Cady Drive Palatine, IL 60074

REAL ESTATE TRANSFER TAX			04-Apr-201
		COUNTY:	117.5
		ILLINOIS:	235.0
		TOTAL:	352.5
02-13-307-019-0000		20160301685761	2-059-073-088