

UNOFFICIAL COPY

This instrument prepared by:
Jennifer L. Eklund
444 N. Northwest Highway, #155
Park Ridge, IL 60068

Doc#: 1700922186 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/09/2017 01:29 PM Pg: 1 of 2

Mail future tax bills to:
Jose M. Chavez and Vanessa Zepeda
841 Florence Drive
Park Ridge, IL 60068

Dec ID 20161201687445
ST/CO Stamp 1-322-133-696 ST Tax \$302.50 CO Tax \$151.25

Mail this recorded instrument to:
Kevin Wille, Esq.
550 Frontage Rd., Ste. 3750
Northfield, IL 60093

151015100151

TRUSTEE'S DEED

This Indenture, made this 5th day of December, 2016, between Timothy S. Ryan and Meryl F. Ryan as Trustees under the provision of a deed or deeds in trust duly recorded and delivered to said trustees in pursuance of a trust agreement dated July 8, 2016, and known as The Ryan Joint Trust Dated July 8, 2016, party of the first part, and Jose M. Chavez and Vanessa Zepeda, husband and wife, of 7547 W Monroe St #1, Niles, Illinois 60714, as tenants by the entirety, 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 17 IN THE RESUBDIVISION OF OAKTON MANOR FOURTH ADDITION, BEING A SUBDIVISION OF THE EAST 10 ACRES OF LOT 2 IN OWNER'S PARTITION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 09-27-112-002-0000
Property Address: 841 Florence Drive, Park Ridge, IL 60068

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of ²⁰¹⁶~~2015~~ 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 behoof 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.

Attorneys: The Community Fund, Inc.
1 S. Wacker Rd., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

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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.

M M

Trustee

[Signature]

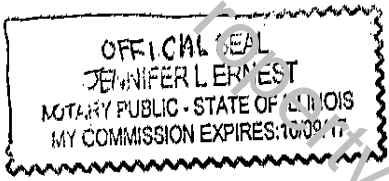
Trustee

STATE OF ILLINOIS

COUNTY OF COOK

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) SS
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I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Timothy S. Ryan and Meryl F. Ryan, 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 5TH day of December, 2016.

Jennifer L. Ernest
Notary Public

Priority of Cook County Clerk's Office



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
No. 42782