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1707234087D

TRUSTEE'S DEED (ILLINOIS)

Doc# 1707234087 Fee \$42.00

SHSP FEE: \$9.00 RPRF FEE: \$1.00

MAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/13/2017 02:23 PM PG: 1 OF 3

17BAR40475

PLEASE RETURN TO:

BARRISTER TITLE
15000 SO. CICERO AVE.
OAK FOREST, IL 60452



THIS INDENTURE, made this 16th day of February, 2017 between Timothy J. O'Malley, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded as Document No. 1402847060 and delivered in pursuance of a certain Trust Agreement dated December 12, 2013, and known as the Timothy J. O'Malley as Trustee of The Southmoor Trust dated December 12, 2013, and not personally party of the first part, Grantor, and Prime Property Partners, LLC, an Illinois limited liability company of Chicago, Illinois, party of the second part, Grantee.

WITNESSETH, that said Grantor in consideration of the sum of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration in hand paid by the Grantee, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in Grantor as said Trustee, and of every other power and authority the Grantor hereunto enabling, does hereby convey and quitclaim unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO
AND MADE A PART HEREOF FOR THE LEGAL DESCRIPTION

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, subject to covenants, conditions and restrictions of record; public and utility easements of record; fence encroachments, if any; roads and highways; Water Main Easement per Document Number 0432144173; Real Estate Taxes for 2016 and subsequent years; terms, powers, provisions and limitations of the Trust under which title to the lands is held; 50' Easement for Drainage Ditch per Document No. 14593200; 30' Pipeline Easement per Document No. 16992311; 30' Pipeline Easement per Document No. 17040440; Document Nos. 14593200, 16992311 & 17040440; and, acts of Grantee.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

Releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

REAL ESTATE TRANSFER TAX

10-Mar-2017



COUNTY: 300.00
ILLINOIS: 600.00
TOTAL: 900.00

23-34-400-006-0000

| 20170301619886 | 0-933-388-992

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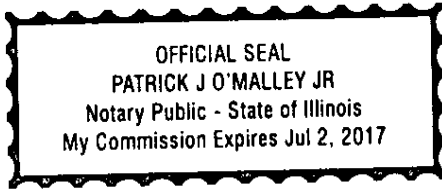
IN WITNESS WHEREOF, the Grantor, as Trustee as aforesaid, has hereunto set his hand and seal the day and year first above written.

Rev. Timothy J. O'Malley
Timothy J. O'Malley as Trustee of The Southmoor
Trust dated December 12, 2013

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 Timothy J. O'Malley, not personally but solely as Trustee of The Southmoor Trust dated December 12, 2013, 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 his free and voluntary act as such trustee, for the uses and purposes therein set forth, including the release and waiver of all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Given under my hand and official seal this 16th day of February, 2017.



[Signature]
Notary Public

This instrument was prepared by:
Patrick J. O'Malley Jr.
Attorney at Law
12314 South 86th Ave.
Palos Park, IL 60464

Mail recorded deed to:
Prime Property Partners LLC
1550 Blue Island Ave., Suite 1113
Chicago, IL 60608

Send subsequent tax bills to:
Prime Property Partners LLC
1550 Blue Island Ave., Suite 1113
Chicago, IL 60608

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EXHIBIT "A"

PROPERT DESCRIPTION

PARCEL 1: THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34, AND THE WESTERLY RIGHT-OF-WAY OF WABASH RAILROAD; THENCE NORTHERLY ALONG THE SAID EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, A DISTANCE OF 80.66 FEET TO THE POINT OF BEGINNING; THENCE NORTH 68 DEGREES, 28 MINUTES, 41 SECONDS WEST A DISTANCE OF 610.28 FEET TO THE EASTERLY LINE OF SOUTHWEST HIGHWAY; THENCE NORTH 21 DEGREES, 31 MINUTES, 13 SECONDS EAST ALONG THE EASTERLY LINE OF SOUTHWEST HIGHWAY, A DISTANCE OF 515.16 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 17 SECONDS EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 204.70 FEET; THENCE NORTH 00 DEGREES, 08 MINUTES, 13 SECONDS EAST ALONG A LINE PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 139.55 FEET TO THE SOUTH LINE OF 131ST STREET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 17 SECONDS EAST ALONG THE SOUTH LINE OF 131ST STREET, A DISTANCE OF 175.70 FEET TO THE EASTERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE SOUTH 00 DEGREES, 08 MINUTES, 13 SECONDS WEST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 842.56 FEET TO THE POINT OF BEGINNING.

Commonly Address: 13110 Southwest Highway, Orland Park, IL 60462
PIN: 23-34-400-006-0000

PARCEL 2: THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34, AND THE WESTERLY RIGHT-OF-WAY OF WABASH RAILROAD; THENCE NORTHERLY ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, A DISTANCE OF 80.66 FEET; THENCE NORTH 68 DEGREES, 28 MINUTES, 41 SECONDS WEST A DISTANCE OF 610.28 FEET TO THE EASTERLY LINE OF SOUTHWEST HIGHWAY; THENCE NORTH 21 DEGREES, 31 MINUTES, 13 SECONDS EAST ALONG THE EASTERLY LINE OF SOUTHWEST HIGHWAY, A DISTANCE OF 515.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES, 59 MINUTES, 17 SECONDS EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 204.70 FEET; THENCE NORTH 00 DEGREES, 08 MINUTES, 13 SECONDS EAST ALONG A LINE PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 139.55 FEET TO THE SOUTH LINE OF 131ST STREET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 17 SECONDS WEST ALONG THE SOUTH LINE OF 131ST STREET, A DISTANCE OF 150.00 FEET TO THE EASTERLY LINE OF SOUTHWEST HIGHWAY; THENCE SOUTH 21 DEGREES, 31 MINUTES, 13 SECONDS WEST ALONG THE LAST DESCRIBED LINE 150.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PIN: 23-34-400-002-0000