

19604599

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TRUSTEE'S DEED



Doc# 1715108201 Fee \$42.00
 RHSP FEE:\$9.00 RPRF FEE: \$1.00
 KAREN A. YARBROUGH
 COOK COUNTY RECORDER OF DEEDS
 DATE: 05/31/2017 02:10 PM PG: 1 OF 3

Above Space for Recorder's Use Only

3

THIS INSTRUMENT, made this 24th day of May, 2017 by Carole Phelps, as Trustee of The Bernard Phelps and Carole Phelps Living Trust dated June 5, 2013 hereinafter referred to as Grantors, and Clearpoint Properties IV, LLC, hereinafter referred to as Grantee:

WHEREAS, Grantor is the duly acting Trustee of The Bernard Phelps and Carole Phelps Living Trust dated June 5, 2013, 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, Clearpoint Properties IV, LLC, 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 720 E. 160th Street, South Holland, IL 60473, legally described as:

**1623 Central Ave, Ste 201, Cheyenne, WY 82001*

LOT THREE (3) IN THE SUBDIVISION OF THAT PART OF LOT 12 WHICH LIES IN SECTION 15, OF THE SUBDIVISION OF LOT 4 (EXCEPT THE SOUTH 214.5 FEET OF THE EAST 511.5 FEET THEREOF) OF TYS GOUWENS SUBDIVISION OF THE SOUTH WEST QUARTER (1/4) OF SECTION 14, AND PART OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE CALUMET RIVER (EXCEPT FROM SAID LOT 12 THE SOUTH 12 FEET THEREOF), ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 1424782.

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 2016 and subsequent years.

Permanent Index Number: 29-15-407-059-0000

Address(es) of Real Estate: 720 E. 160th Street, South Holland, IL 60473

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

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

UNOFFICIAL COPY

Carole Phelps

Carole Phelps, as Trustee of The Bernard Phelps and Carole Phelps Living Trust dated June 5, 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 Carole Phelps, 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 27th day of May, 2017



Commission expires OFFICIAL SEAL 020
TAMRA A. HALM
Notary Public - State of Illinois
My Commission Expires 9/13/2020

Tamra A. Halm
NOTARY PUBLIC

Dennis Gianopolus
This instrument was prepared by: Law Offices of Dennis G. Gianopolus, P.C., Attorney at Law, 18511 Torrence Avenue, Lansing, IL 60438

MAIL TO:
Howard D. Weisman
2216 W. Irving Park Rd
Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:
Clearpoint Properties IV, LLC
720 E. 160th Street
South Holland, IL 60475

REAL ESTATE TRANSFER TAX		26-may-2017
		COUNTY: 32.50
		ILLINOIS: 65.00
		TOTAL: 97.50
29-15-407-059-0000 20170501661021 2-072-635-840		

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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: **Carole Phelps**
Mailing Address: **720 East 160th Street**
Telephone No.: **708-339-7558**
Attorney or Agent: **Mike Buder**
Telephone No.: **708-418-4444**
Fax No. **708-251-2001**
Property Address: **720 East 160th Street**
South Holland, IL 60473
Property Index Number (PIN): **29-15-407-059-0000**
Water Account Number: **0480072001**
Date of Issuance: **5/23/17**

State of Illinois)
County of Cook)

This instrument was acknowledged before
me on May 23 17 by

Michelle R Liddell
Michelle R Liddell

(Signature of Notary Public)
(SEAL)

VILLAGE OF SOUTH HOLLAND

By: [Signature]
Deputy Village Clerk or Representative



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