

TRUSTEE'S DEED

Doc#. 1718157019 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/30/2017 09:16 AM Pg: 1 of 2

Dec ID 20170601675677
ST/CO Stamp 1-894-121-152 ST Tax \$546.00 CO Tax \$273.00

Mail To:

Donna L. Rowling
Dowd & Rowling, LLP
1016 W. Jackson Boulevard
Chicago, Illinois 60607

Name & Address of Taxpayer

Michael and Katherine Szczepaniak
1232 S. Chester Avenue,
Park Ridge, Illinois 60068

The Grantor, **EDWARD SIMON and ALLISON SIMON**, as Trustees of the **EDWARD SIMON TRUST**, dated November 5, 2011, and **ALLISON SIMON and EDWARD SIMON**, as Trustees of the **ALLISON SIMON TRUST**, dated November 5, 2011 of 1232 S. Chester Avenue, Park Ridge, Illinois, for and in consideration of Ten Dollars and 00/00 cents (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors as said Trustees of the aforementioned trust, and of every other power and authority the Grantors possesses, does hereby **CONVEY AND WARRANT** to **MICHAEL SZCZEPANIAK and CATHERINE SZCZEPANIAK, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY**, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:


LOT 212 AND THE SOUTHEASTERLY 1/2 OF THE VACATED ALLEY LYING NORTHWESTERLY AND ADJOINING IN H. ROY BERRY CO'S DEVON AVENUE HIGHLANDS BEING A SUBDIVISION OF LOT 1 IN JOHN BATTCHER ESTATE DIVISION OF THE NORTH FRACTIONAL HALF OF THE NORTH WEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.


Permanent Real Estate Index Number: 12-02-108-014-0000
Property Address: 1232 S. Chester Avenue, Park Ridge, Illinois 60068

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

UNOFFICIAL COPY

In Witness Whereof, the grantors aforesaid has hereunto set their hands and seals this 20 day of June, 2017.

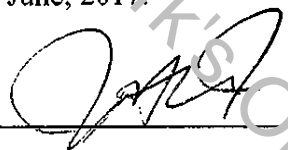

_____(Seal)
EDWARD SIMON, as Trustee of Each Trust


_____(Seal)
ALLISON SIMON, as Trustee of Each Trust

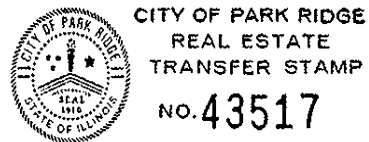
State of Illinois)
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **EDWARD SIMON and ALLISON SIMON, as Trustees of the EDWARD SIMON TRUST, dated November 5, 2011 and as Trustees of the ALLISON SIMON TRUST, dated November 5, 2011,** personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 notarial seal, this 20 day of June, 2017.



Notary Public



This instrument was prepared by:
John H. Ciprian
Reda Ciprian Magnone
8501 W. Higgins Rd.
Suite 440
Chicago, IL 60631