

UNOFFICIAL COPY

TRUSTEE'S DEED (GENERAL)

Doc#: 1720657061 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/25/2017 10:13 AM Pg: 1 of 2

Dec ID 20170701693204
ST/CO Stamp 1-960-459-712 ST Tax \$37.00 CO Tax \$18.50

THE GRANTOR, **Harold Coleman and Theresa Coleman**, as Trustee under the provisions of a Trust Agreement dated June 15, 1995 known as **The Coleman Family Revocable Trust**, of the Village of Park Forest, County of Cook, State of Illinois, for and in consideration of \$10.00 in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, conveys and quit claims to **Prestige Housing Solutions, Inc.**, an Illinois corporation, whose address is 148 Elizabeth Ct, Wood Dale, IL 60191, County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 17 IN BLOCK 26 IN VILLAGE OF PARK FOREST FIRST ADDITION TO WEST WOOD, BEING, A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 26 LYING SOUTH OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY (PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS) AND THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 26, LYING SOUTH OF THE ELGIN JOLIET RIGHT OF WAY ALSO PART OF SECTION 25 LYING SOUTH OF THE ELGIN JOLIET AND EASTERN RAILROAD RIGHT OF WAY ALL IN TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1955 AS DOCUMENT 15288372 IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): **31-25-305-003-0000**

Address of Real Estate: **173 Westwood Dr, Park Forest, IL 60466**

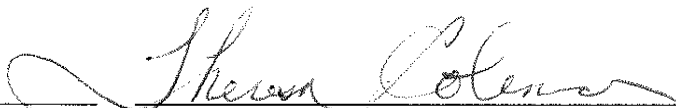
SUBJECT TO: General Real Estate Taxes for 2016 and subsequent years; special taxes or assessments, if any, for improvements not yet completed; installments, if any, not due at the date hereof; any special taxes or assessment for improvements heretofore completed; building lines and building restrictions; private, public and utility easements; covenants and restrictions of record as to use and occupancy; the general exceptions to the title commitment; local, state and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property; building code violations, liens and judgments; leases and tenancies; pending building code violations court cases; items appearing of record or that would be shown on a survey.

The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Dated this 20th day of July, 2017



Harold Coleman, as Trustee



Theresa Coleman, as Trustee

FIDELITY NATIONAL TITLE

0017016086

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Harold Coleman and Theresa Coleman as Trustees
personally known to me to be the person(s) whose name(s) his/her/their subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed, and delivered the said instrument as his/her/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 official seal, this 20th day of July, 2017

Andrea Y. Scott (Notary Public)



185dols00cts

Instrument Prepared By:
A. Ade Adekoya, Esq
Adekoya Law Group
Adekoya & Associates, LLC
915 175th Street, Suite 1NW
Homewood, IL 60430-2071

Mail Recorded Instrument To:
Frank M. Fane Ha
1771 Bloomingdale Rd.
Glendale Heights, IL 60139

Send Subsequent Tax Bills To (Name & Address of Taxpayer or Address of Property):
Prestige Housing Solutions, Inc
270 N. Wood Dale Rd. #512
Wood Dale, IL 60191

REAL ESTATE TRANSFER TAX		25-Jul-2017
COUNTY:		18.50
ILLINOIS:		37.00
TOTAL:		55.50
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