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Doc# 1726308166 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/20/2017 03:08 PM PG: 1 OF 2

16210410

TRUSTEE'S DEED

Above Space for Recorder's Use Only

**THIS INSTRUMENT**, made this 15th day of September, 2017 by Laurence J Dunford, as Trustee under the provisions of The Laurence J Dunford Living Trust dated July 17, 2013, hereinafter referred to as Grantor, and Clinton D. Peters Jr. and Kathleen S. Peters, a married couple, of 10944 S. Washtenaw Ave., Chicago, Illinois, County of Cook, hereinafter referred to as Grantees:

**WHEREAS**, Grantor is the duly acting Trustee of The Laurence J Dunford Living Trust dated July 17, 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 Grantees, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to: Clinton D. Peters, Jr. and Kathleen S. Peters of 10944 S. Washtenaw Ave., Chicago, Illinois 60655, as **HUSBAND AND WIFE**, not as joint tenants or tenants in common but as **TENANTS BY THE ENTIRETY** 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 7719 W. Arquilla Drive, Palos Heights, IL 60463, legally described as:

**PARCEL 1: UNIT 7719 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN OAK HILLS CONDOMINIUM II AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 23771002, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 23684698 AND SUPPLEMENTED FROM TIME TO TIME, ALL IN COOK COUNTY, ILLINOIS.**

**SUBJECT TO:** Covenants, conditions and restrictions of record; general real estate taxes for 2017 and subsequent years; and building lines and easements, if any.

**Permanent Index Number:** 23-36-303-124-1058

**Address(es) of Real Estate:** 7719 W. Arquilla Drive, Palos Heights, IL 60463

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

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

*Laurence J Dunford, as Trustee*  
Laurence J Dunford, as Trustee under the provisions of The  
Laurence J Dunford Living Trust dated July 17, 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 Laurence J Dunford, as Trustee under the provisions of The Laurence J Dunford Living Trust dated July 17, 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 such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of SEPTEMBER, 2017

Commission expires 12-12-17

*Thomas G Corbett*  
NOTARY PUBLIC

This instrument was prepared by: Thomas G. Corbett, P.O. Box 558384, Chicago, Illinois 60655

**MAIL TO:**

Zarecki Law  
Charles Zarzecki  
7480 W. College Drive  
Palos Heights, IL 60463

**SEND SUBSEQUENT TAX BILLS TO:**

Clinton D. Peters, Jr. and Kathleen S. Peters  
7719 W. Arquilla Drive  
Palos Heights, IL 60463

REAL ESTATE TRANSFER TAX		18-Sep-2017
COUNTY:		175.00
ILLINOIS:		350.00
TOTAL:		525.00

23-36-303-124-1058 | 20170901622060 | 0-715-107-264