

UNOFFICIAL COPY



This instrument prepared by:
Pluymert, MacDonald, Hargrove & Lee Ltd.
2300 Barrington Road, Suite 220
Hoffman Estates, IL 60169

Doc# 1727712039 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/04/2017 01:47 PM PG: 1 OF 2

170173801130

Mail future tax bills to:

Patrick Coyle
7331 Higgins LLC
728 S. Chester
Park Ridge, IL 60068

Mail this recorded instrument to:

John Mantas
Skoubis Mantas, LLC
1300 West Higgins Road, Suite 209
Park Ridge, IL 60068

TRUSTEE'S DEED

This Indenture, made this 22 day of September, 2017, between THE GRANTOR(S), Candice M. Schmidt, Successor Trustee under Trust Agreement dated March 30, 2007 and known as Trust No. 7331, of the City of Chicago, State of Illinois, party of the first part, and Patrick J. Coyle as Trustee of the Patrick J. Coyle Living Trust dated March 5, 2007, and Jodi L. Coyle as Trustee of the Jodi Lynn Coyle Living Trust dated March 5, 2007, of 728 S. Chester, Park Ridge, IL 60068, party of the second part.

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in Cook County, State of Illinois, to wit:

Lot Seven (7) in Katherine Miller's Resubdivision, being a Resubdivision of part of Lot Seventy (70) in "Oriole Park Gardens", a Subdivision in the Southeast Quarter (1/4) of Section 1 and part of the Northeast Quarter (1/4) of Section 12, Township 40 North, Range 12, East of the Third Principal Meridian, according to Plat of said Katherine Miller's Resubdivision registered in the Office of the Registrar of Titles of Cook County, Illinois, on June 26, 1961, as Document Number 1984382.

Permanent Index Number(s): 12-12-221-040-0000
Property Address: 7331 W. Higgins Avenue, Chicago, IL 60656

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of ²⁰¹⁷ 2016 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned.

REAL ESTATE TRANSFER TAX 28-Sep-2017



COUNTY: 197.50
ILLINOIS: 395.00
TOTAL: 592.50

12-12-221-040-0000 | 20170901619671 | 1-272-506-304

Attorneys' Title Guaranty Fund, Inc
1 S. Wacker Dr., Ste. 2400
Chicago, IL 60606-4000
Attn: Search Department

S Y
P 2
S L
SC V
INT [Signature]

REAL ESTATE TRANSFER TAX 28-Sep-2017



CHICAGO: 2,962.50
CTA: 1,185.00
TOTAL: 4,147.50 *

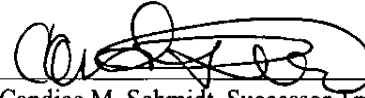
12-12-221-040-0000 | 20170901619671 | 1-823-620-032

* Total does not include any applicable penalty or interest due.

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Individual Trustee(s)

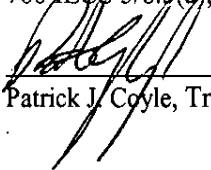
In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

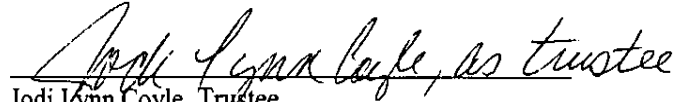


Candice M. Schmidt, Successor Trustee under Trust Agreement dated March 30, 2007 and known as Trust No. 7331

Acceptance of Conveyance By Grantees

The undersigned Grantees, as trustees as aforesaid, hereby accept the within conveyance pursuant to the provisions of 760 ILCS 5/6.5(a), this SEPTEMBER 22, 2017.

 as trustee
Patrick J. Coyle, Trustee

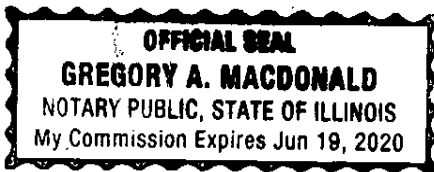
 as trustee
Jodi Lynn Coyle, Trustee

STATE OF)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Candice M. Schmidt, Successor Trustee under Trust Agreement dated March 30, 2007 and known as Trust No. 7331, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Trustee, appeared before me this day in person and acknowledged that she signed and delivered said instrument as her free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 22 day of September, 2017.


Notary Public



Property of Cook County Clerk's Office