

175T 06195PK

# UNOFFICIAL COPY

## TRUSTEE'S DEED (ILLINOIS)

Doc#: 1804508043 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/14/2018 09:52 AM Pg: 1 of 2

Dec ID 20180101693300  
ST/CO Stamp 1-144-416-800 ST Tax \$320.00 CO Tax \$160.00

Above Space for Recorder's Use Only

This Indenture, made this 9<sup>th</sup> day of FEBRUARY, 2018, between **OGDEN P. FITZGERALD, III** and **MARIE A. FITZGERALD**, husband and wife, as Co-Trustees under the Fitzgerald Family Trust Agreement, dated October 28, 2014, GRANTOR, and **POLYXENI CONSTANTINO**, GRANTEE, of 9864 W. Leland Ave, Unit 412, Schiller Park, IL 60176.

WITNESSETH, that the GRANTOR, in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the GRANTOR as said Trustee and of every other power and authority the GRANTOR hereunto enabling, does hereby convey and warrant unto the GRANTEE, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

LOTS 12 AND 13 IN BLOCK 9 IN FRANKLIN PARK, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

12-27-107-012-0000

P.I.N.: 12-27-107-011-0000

c/k/a: 3027 Pearl St., Franklin Park, IL 60131



This stamp processed pursuant to section 7-10B-4 (2) of the Franklin Park Village Code governing review of documents.

subject only 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.

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, the Grantor, as Trustees as aforesaid, have hereunto set their hands and seals the day and year first above written.

*Ogden P. Fitzgerald III*  
OGDEN P. FITZGERALD, III, as Co-Trustee  
as Aforesaid

*Marie A. Fitzgerald*  
MARIE P. FITZGERALD, as Co-Trustee as  
Aforesaid

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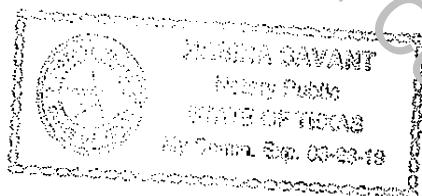
State of Texas }  
County of Harris } ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **OGDEN P. FITZGERALD, III and MARIE A. FITZGERALD, husband and wife, as Co-Trustees under the Fitzgerald Family Trust Agreement, dated October 28, 2014,** 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 as such Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal this 1 day of Feb., 2018

Commission Expires: 3/23/19

Harris Savant  
Notary Public



This instrument prepared by:  
Spiros D. Alikakos, Esq.  
SKOUBIS MANTAS, LLC  
1300 West Higgins Road, Suite 209  
Park Ridge, Illinois 60068  
Phone: (847) 696-0900

**MAIL TO:**

P. Constantinou  
3027 Pearl St.  
Franklin Park, IL 60131

**SEND SUBSEQUENT TAX BILLS TO:**

P. Constantinou  
3027 Pearl St.  
Franklin Park, IL 60131