

# UNOFFICIAL COPY

16212335

## TRUSTEE'S DEED



Doc# 1806546302 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/06/2018 03:05 PM PG: 1 OF 2

Above Space for Recorder's Use Only

**THIS INSTRUMENT**, made this 27~~th~~ day of February, 2018 by Sharon L. Sheridan, as Trustee under the provisions of The Marilyn F. Davis Trust dated June 23, 2000 hereinafter referred to as Grantor, and Christine M. Fry and Thomas M. O'Malley, as joint tenants and not as tenants in common, hereinafter referred to as Grantees:

**WHEREAS**, Grantor is the duly acting Trustee of The Marilyn F. Davis Trust dated June 23, 2000, 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: Christine M. Fry and Thomas M. O'Malley, as joint tenants and not as tenants in common, 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 15960 Ashford Court, Tinley Park, IL 60477, legally described as:

### PARCEL 1:

THE NORTHWEST 21.03 FEET OF THE SOUTHEAST 47.39 FEET OF A PARCEL OF LAND HEREIN DESIGNATED AS THE "BUILDING PARCEL", BEING THAT PART OF LOT 6 IN ASHFORD MANOR WEST PHASE II, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 0 DEGREES 06 MINUTES 20 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 6 FOR A DISTANCE OF 62.36 FEET; THENCE SOUTH 45 DEGREES 02 MINUTES 40 SECONDS WEST 14.11 FEET TO THE POINT OF BEGINNING OF SAID "BUILDING PARCEL"; THENCE CONTINUING SOUTH 45 DEGREES 02 MINUTES 40 SECONDS WEST 62.93 FEET; THENCE NORTH 44 DEGREES 57 MINUTES 20 SECONDS WEST 136.67 FEET; THENCE NORTH 45 DEGREES 02 MINUTES 40 SECONDS EAST 62.52 FEET TO THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 89 DEGREES 55 MINUTES 06 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 6 FOR A DISTANCE OF 0.59 FEET; THENCE SOUTH 44 DEGREES 57 MINUTES 20 SECONDS EAST 136.26 FEET TO THE POINT OF BEGINNING OF THE "BUILDING PARCEL", IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR ASHFORD MANOR WEST PHASE II TOWNHOMES RECORDED AUGUST 24, 1994 AS DOCUMENT 94750735.

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**SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; unconfirmed special governmental taxes or assessments for improvements not yet completed; and general real estate taxes for 2017 and subsequent years.**

Permanent Index Number: 27-24-110-058-0000

Address(es) of Real Estate: 15960 Ashford Court, Tinley Park, IL 60477

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

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

*Sharon L. Sheridan*

Sharon L. Sheridan, as Trustee under the provisions of The Marilyn F. Davis Trust dated June 23, 2000

STATE OF ILLINOIS )

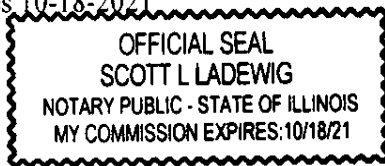
) ss

COUNTY OF COOK )

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sharon L. Sheridan, as Trustee under the provisions of The Marilyn F. Davis Trust dated June 23, 2000 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 she 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 7<sup>th</sup> day of February, 2018.

Commission expires 10-18-2021



*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by: Scott Ladewig, Attorney at Law, 5600 West 127th Street, Crestwood, IL 60445

MAIL TO:

*Christine M. Fry  
15960 Ashford Ct.  
Tinley Park IL  
60477*

SEND SUBSEQUENT TAX BILLS TO:

Christine M. Fry and Thomas M. O'Malley  
15960 Ashford Court  
Tinley Park, IL 60477

### REAL ESTATE TRANSFER TAX

28-Feb-2018

|  |  |           |        |
|--|--|-----------|--------|
|  |  | COUNTY:   | 85.00  |
|  |  | ILLINOIS: | 170.00 |
|  |  | TOTAL:    | 255.00 |

27-24-110-058-0000

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