

# UNOFFICIAL COPY

TRUSTEE'S DEED  
TO TRUST

Doc#: 1808541053 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/26/2018 11:01 AM Pg: 1 of 3

Dec ID 20180301621614  
ST/CO Stamp 0-542-303-264 ST Tax \$40.00 CO Tax \$20.00

**GIT**

400374936

THIS INDENTURE, made this 16 day of March, 2018,

between JAMES A. OZOUF as Trustee under THE JAMES A. OZOUF TRUST

DATED OCTOBER 3, 2012, grantor, and

BENJAMIN M. ALVAREZ AND ELYIA R. ALVAREZ, as Co-Trustees of THE ALVAREZ  
FAMILY TRUST DATED JANUARY 21, 1998

(NAME AND ADDRESS OF GRANTEE)

grantee, WITNESSETH, That the grantor, in consideration of  
the sum of -----TEN AND 00/100 (\$10.00) DOLLARS 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 QUIT CLAIM unto the grantee, in fee simple, in the  
following described real estate, situated in the County of Cook and  
State of Illinois, to wit:

PARCEL 1: UNIT 3101-3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN  
THE COMMON ELEMENTS IN BERNICE TERRACES, CONDOMINIUM AS DELINEATED AND  
DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 97289877, AS  
AMENDED, IN THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 15,  
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 AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS  
DOCUMENT NO. 97289876 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY,  
ILLINOIS.

Commonly known as: 3101 BERNICE ROAD, UNIT 3, LANSING, IL 60438

Permanent Real Estate Index Number(s): 30-30-408-057-1003

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together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

IN WITNESS WHEREOF, the grantor as Trustee as aforesaid, has hereunto set his hand and seal the day and year first above written.

James A. Ozouf  
JAMES A. OZOUF  
as Trustee as aforesaid

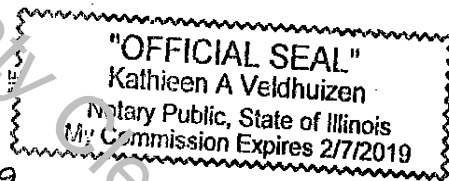
STATE OF ILLINOIS )  
COUNTY OF WILL )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JAMES A. OZOUF is 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 his own free and voluntary act as such Successor Trustee, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this 11<sup>th</sup> day of MARCH, 2018.

Kathleen A. Veldhuizen  
Notary Public



(SEAL)



Commission expires Feb. 7, 2019.

This instrument prepared by: MICHAEL T. CONROY, Atty. at Law, SHARKEY & CONROY, P.C., 9991 - 191<sup>st</sup> St., Mokena, IL 60445

After recording return to:	Send Subsequent tax bills to:
<u>Mark J. Kmiecik</u>	<u>Benjamin Alvarez</u>
<u>MJK Law Firm</u>	<u>5560 Rio Rd</u>
<u>7922 S. Pulaski Road - Suite 101</u>	<u>Riverside, CA 92503</u>
<u>Chicago, IL 60652</u>	

REAL ESTATE TRANSFER TAX	22-Mar-2018
	COUNTY: 20.00
	ILLINOIS: 40.00
	TOTAL: 60.00
30-30-408-057-1003	20180301621614   0-542-303-264

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Village of Lansing

Patricia Eidam  
Mayor



Office of the Treasurer

Arlette Frye  
Treasurer

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

## VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: James A Ozouf  
900 Sunset Drive, #501  
Glenwood, IL 60425  
Telephone: 708-785-1573

Attorney or Agent: Edward V Sharkey, Attorney  
Telephone No.: 708-478-1100

Property Address: 3101 Bernice Road, Unit 3  
Lansing, IL 60438

Property Index Number (PIN): 30-30-408-057-1003

Water Account Number: N/A

Date of Issuance: March 14, 2018

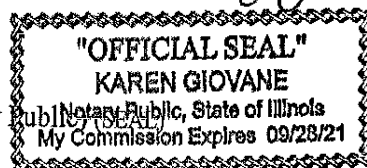
(State of Illinois)  
(County of Cook)

This instrument was acknowledged before  
me on March 14, 2018 by  
Karen Giovane.

(Signature of Notary Public)

VILLAGE OF LANSING

By:   
Village Treasurer or Designee



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.