

UNOFFICIAL COPY

Doc#: 1811749170 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/27/2018 11:31 AM Pg: 1 of 3

Dec ID 20180401636117
ST/CO Stamp 1-860-707-616 ST Tax \$132.00 CO Tax \$66.00

TRUSTEE'S DEED

Above Space for Recorder's Use Only

THIS INSTRUMENT, made on April 26, 2018 by and between **Stefan I. Mozer, not personally but as Successor Trustee u/t/a dated September 12, 2013 a/k/a the John J. Lanigan Living Trust** in pursuance of a certain Trust Agreement dated September 12, 2013 known as **The John J. Lanigan Living Trust**, Seller and Party of the First Part, and **Thomas F. O'Hara, 27 Court D Alene, Palos Hills, IL. 60465**, Buyer and Party of the Second Part.

WITNESSETH, that said Party of the First Part, in consideration of the sum of TEN (\$10.00 DOLLARS and other good and valuable consideration, in hand paid, does hereby **CONVEY, SELL and QUIT-CLAIM** unto said Party of the Second Part, all of the Trustee's right, title and interest in and to the following described REAL ESTATE, situated in Cook County, IL, to wit:

Legal Description Attached Hereto as Exhibit "A" and made a part hereof

SUBJECT TO:

Covenants, conditions and restrictions of record and easements contained and rights and easements established by the Declaration of Condominium ownership recorded September 12, 1993 as Document No. 95607872; general real estate taxes for the year 2017 and subsequent years.

Commonly Known As: Unit 1-C, 10404 South Keating Avenue, Oak Lawn, Illinois 60453

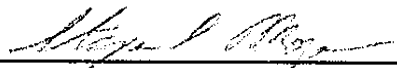
Property Index Number: 24-15-107-051-1003

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the same unto said Party of the Second Part, and to and for the proper use and benefit forever, of said Party of the Second Part.

This Trustee's Deed is executed by the Party of the First Part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This Trustee Deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, Party of the First Part has hereunto set his hands and seal this 26th day of April, 2018.

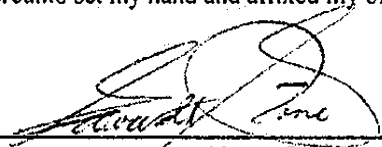

Stefan I. Mozer, not personally, but as Successor Trustee u/t/a dated
September 12, 2013 a/k/a the John J. Lanigan Living Trust

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF COOK)

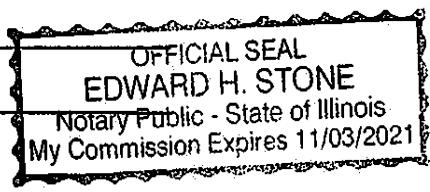
On this 26th day of April, 2018, before me appeared, **Stefan I. Mozer**, not personally, but as Successor Trustee u/t/a dated September 12, 2013 a/k/a the **John J. Lanigan Living Trust**, personally known to me to be the person who executed the foregoing instrument and being sworn by me stated that the facts and matters therein are true according to the best of his knowledge and belief, and acknowledged to me that he executed the same as his free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid the day and year written above.



Notary Public

My Commission Expires: _____



Prepared By:

Edward H. Stone, Esq.
10 South LaSalle Street
Suite 1230
Chicago, IL 60603-1257
E-Mail: ehs7@aol.com

Village of Oak Lawn Real Estate Transfer Tax \$300 03383

Village of Oak Lawn Real Estate Transfer Tax \$50 04113

Village of Oak Lawn Real Estate Transfer Tax \$300 03384

Village of Oak Lawn Real Estate Transfer Tax \$10 01966

Mail Tax Bill To:

Thomas F. O'Hara
Unit 37
10404 South Keating Avenue
Oak Lawn, IL. 60453

Return To:

Charles A. Semmelhack, Esq.
Howard & Howard
200 South Michigan Avenue, Suite 1100
Chicago, IL. 60604

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 18GSA690002LP

For APN/Parcel ID(s): 24-15-107-051-1003

UNIT 1-C IN THE OAKS OF OAK LAWN CONDOMINIUM PHASE II AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN THE OAKS OF OAK LAWN, BEING A RESUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 95607872 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS MAY BE AMENDED FROM TIME TO TIME.

AND THE EXCLUSIVE AND PERPETUAL USE OF GARAGE NO. G8, A LIMITED COMMON ELEMENT, PURSUANT TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 95607872.

Cook County Clerk's Office