

UNOFFICIAL COPY

Doc#: 1822925007 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 08/17/2018 10:28 AM Pg: 1 of 3

Prepared by:
Melinda Higgins Brom
301 Scottswood
Riverside, Illinois 60546.

Dec ID 20180801652143

ST/CO Stamp 1-500-630-816 ST Tax \$125.00 CO Tax \$62.50

Mail to: *And send Tax Bills to:*

*Pamela Kennedy
7435 Ponderosa Ct #T3
Oakland Park, IL 60462*

Send tax bills to:

Chicago Title 1012
19NW 713526565

TRUSTEE'S DEED

THIS INDENTURE, made this 3rd day of August, 2018, between the Grantor, LINDA MARIE CHRISTIANSON, as successor trustee under trust agreement dated August 15, 2017 and known as the Frank E. Stasko Living Trust and the Grantee, PAMELA KENNEDY, an unmarried woman, 12820 South Kenneth, Alsip, IL 60803, not as Tenants in Common, not as Joint Tenants, but as Tenants by the Entirety

WITNESSETH, That grantor, in consideration of the sum of Ten 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 warrants, solely in her capacity as trustee, unto the grantee, in fee simple, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

UNITS 7435-3 AND G-7 IN 7431-37 PONDEROSA COURT CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 16 IN HERITAGE MANOR, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 87087692, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.



Permanent Index Number: 27-13-204-032-1009 and 27-13-204-032-1019

Property Address: 7435 Ponderosa Ct 3, Orland Park, IL 60462

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Subject to: General real estate taxes not due and payable at the time of closing; 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.

THIS IS NOT HOMESTEAD PROPERTY

REAL ESTATE TRANSFER TAX		16-Aug-2018	
		COUNTY:	62.50
		ILLINOIS:	125.00
		TOTAL:	187.50
27-13-204-032-1009		20180801652143	1-500-630-816

DATED this August 3, 2018.

Linda Marie Christianson

LINDA MARIE CHRISTIANSON, as successor trustee under trust agreement dated August 15, 2017 and known as the Frank E. Stasko Living Trust

State of)
) SS
County of)

I the undersigned, a Notary Public in and for said County, in the State of California, DO HEREBY CERTIFY LINDA MARIE CHRISTIANSON, as successor trustee under trust agreement dated August 15, 2017 and known as the Frank E. Stasko Living Trust, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, _____, 2018

Please see attached
Notary Certificate.

Commission expires _____

Notary Public

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Contra Costa)

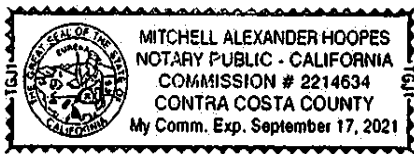
On 8/13/18 before me, Mitchell Alexander Hoopes, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Linda Marie CHRISTIANSON
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Trustee's Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____