

# UNOFFICIAL COPY

**This instrument prepared by:**

John C. Germanier  
Sisul & Germanier, LLC  
5120 Main Street, Suite One  
Downers Grove, Illinois 60515

Doc#: 1834157037 Fee: \$50.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 12/07/2018 09:47 AM Pg: 1 of 2

**Mail future tax bills to:**

M&M Rehabilitation Group, LLC  
2958 Kensington Ave.  
Westchester, Illinois 60154

Dec ID 20181101645285  
ST/CO Stamp 1-748-150-944 ST Tax \$151.50 CO Tax \$75.75

**Mail this recorded instrument to:**

Randall B. Hribal  
Attorney at Law  
10500 W. Cermack Road  
Westchester, Illinois 60154

180484100048

## TRUSTEE'S DEED

This Indenture, made this 30th day of November, 2018, between Susanne Pirelli, as Trustee under Trust Agreement dated May 21, 1997 and known as Trust No. 7163 as Trustee under the provision of a deed or deeds in trust duly recorded and delivered to said trustee in pursuance of a trust agreement dated May 21, 1997, and known as Trust Number 7163, party of the first part, and M&M Rehabilitation Group, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the second part.

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in COOK County, State of Illinois, to wit:

A tract of land being part of a strip of land 100 feet in width, as shown on the Plat of George F. Nixon and Company's 22nd Street Addition to Westchester, being a Subdivision in the West 1/2 of the Southeast 1/4 of Section 20, Township 39 North, Range 12, East of the Third Principal Meridian, described as follows: Beginning at the Southwest corner of Lot 83 in said George F. Nixon and Company's 22nd Street Addition to Westchester; thence South on a line parallel to the West line of the Southeast 1/4 of said Section 20, a distance of 50 feet; thence East on a line parallel to the South line of the Southeast 1/4 of said Section 20, a distance of 105 feet; thence North on a line parallel to the West line of the Southeast 1/4 of said Section 20, a distance of 50 feet to the Southeast corner of said Lot 83; thence West on the South line of said Lot 83 to the place of beginning, in Cook County, Illinois.

Permanent Index Number(s): 15-20-417-113-0000  
Property Address: 2121 Mayfair Ave., Westchester, IL 60154

**TRANSFER STAMP**  
Certification of Compliance  
Village of Westchester, Illinois

AND  
11/30/18

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2018 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

To Have and To Hold the same unto said party of the second part, and to the proper use, benefit, and behold forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

Attorney's Title Guaranty Fund, Inc.  
1 S. Wacker Dr. Ste. 2400  
Chicago, IL 60606-4650  
Recording Department

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Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

*Susanne Pirelli*

Trustee

Trustee

STATE OF ILLINOIS

COUNTY OF COOK

)  
) SS  
)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO  
HEREBY CERTIFY that Susanne Pirelli, as Trustee under Trust Agreement dated May  
21, 1997 and known as Trust No. 7163, as Trustee(s) aforesaid, personally known to me  
to be the same person whose name is subscribed to the foregoing instrument as such  
Trustee(s), appeared before me this day in person and acknowledged that she signed and  
delivered said instrument as her free and voluntary act for the uses and purposes set forth  
therein.



Given under my hand and Notarial Seal this 30 day of November, 2018

*John C Germanier*

Notary Public

Property of Cook County Clerk's Office