

UNOFFICIAL COPY

TRUSTEE'S DEED



Doc# 1900813011 Fee \$42.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/08/2019 10:04 AM PG: 1 OF 3

THIS INDENTURE, made this 17th day of December, 2018, between the Patrick Joseph Feldner, Successor Trustee of the Joseph P. Feldner Trust Agreement dated 5/21/1999, under the provisions of a deed or deeds in trust duly recorded and delivered to said Trustee in pursuance of a trust agreement, party of the first part, and the City of Palos Heights, IL, an Illinois municipal corporation, party of the second.

WITNESSETH, that said parties of the first part, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said party of the second, City of Palos Heights, IL, an Illinois municipal corporation, party of the second part all of its interest in the following described real estate, situated in Cook County, Illinois, to-wit:

THE NORTH 283 FEET OF THE WEST 165 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 24-31-201-008-0000

Common Address: 6597 W. 127th Street, Palos Heights, IL 60463

Waiving all homestead rights and Subject to general real estate taxes for the year 2018 and subsequent years and conditions and restrictions of record, together with the tenements and appurtenances thereunto belonging.

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

1900 3645 1/1

Page 1
See Reverse Side

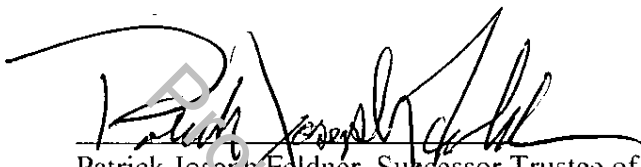
R
3

UNOFFICIAL COPY

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit thereof 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 agreements above mentioned. This deed is made subject to the lien of every trust deed 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 delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused his/her/their name(s) to be signed to these presents the day and year first above written.



Patrick Joseph Feldner, Successor Trustee of the Joseph P. Feldner Trust Agreement dated 5/21/1999

State of Illinois)

) SS

County of Cook

REAL ESTATE TRANSFER TAX

07-Jan-2019



COUNTY:	117.50
ILLINOIS:	235.00
TOTAL:	352.50

24-31-201-008-0000 | 20181201660353 | 1-782-036-128

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Patrick Joseph Feldner, Successor Trustee of the Joseph P. Feldner Trust Agreement dated 5/21/1999, 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 and delivered the said instrument as her own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notary seal this 17th day of December, 2018.



Notary Public

Prepared By:
Jim L. Stortzum
Attorney at Law
10725 West 159th Street
Orland Park, IL 60467

Mail to:
Thomas A. Brown, Esq.
Swanson and Brown
12602 S. Harlem Avenue
Palos Heights, IL 60463

Send Subsequent Tax Bills To:
City of Palos Heights.
c/o Thomas A. Brown, Esq.
12602 S. Harlem Avenue
Palos Heights, IL 60463

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)

COUNTY OF Cook)SS

Patrice Joseph Feldner being duly sworn on oath, states that
affiant resides at 17005 Steepclaw Parkway, Oak Park, IL 60469

And further states that: (please check the appropriate box)

A. That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

B. That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instrument relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;

10 This conveyance is of land described in the same manner as title was taken by grantor(s).

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

This 17th day of December, 2016

[Signature]
Signature of Notary Public



[Signature]
Signature of Affiant