



TRUSTEE'S DEED  
(ILLINOIS)

1/2

2019020045

Doc# 1909455023 Fee \$40.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/04/2019 10:47 AM PG: 1 OF 2

Acquest Title Services, LLC  
THIS INDENTURE, made this 29<sup>th</sup>  
day of March, 20 19,  
between **JANET MAURINE  
WALLIN**, not individually but as  
trustee of the **JANET MAURINE  
WALLIN ESTATE TRUST** dated  
**February 29, 1996**, currently of  
415 Bowser Avenue  
Chesterton, Indiana  
as Grantor, and

**DAVID VAN ALPHEN** and  
**VICTORIA L. VAN ALPHEN, HUSBAND AND WIFE**, currently of 5804 Ridgewood Drive,  
Western Springs, Illinois 60558, as Grantees,

**WITNESSETH**, That Grantor, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, 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 QUITCLAIM** unto the Grantees, in fee simple, **NOT AS TENANTS IN COMMON, NOR AS JOINT TENANTS BUT AS TENANTS BY THE ENTIRETIES, WITH RIGHTS OF SURVIVORSHIP** the following described real estate, situated in the County of **COOK** and the state of Illinois, to wit:

LOT 4 IN RIDGEWOOD UNIT NO. 7 BEING A SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject only to: 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 as a single family residence; and general real estate taxes not due and payable as of this date.

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

Permanent Real Estate Number(s): 18-18-211-011-0000

FOR RECORDER'S INDEX PURPOSES, INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE: 1114 Oak Lane, Western Springs, Illinois 60558-2114

IN WITNESS WHEREOF, the Grantor, as trustee as aforesaid, has set her hand and seal as of the day and date first written above.

The **JANET MAURINE WALLEN ESTATE TRUST** dated February 29, 1996, Grantor

By: Janet Maurine Wallin (SEAL)  
Janet Maurine Wallin, Trustee

REAL ESTATE TRANSFER TAX

04-Apr-2019



COUNTY: 262.50  
ILLINOIS: 525.00  
TOTAL: 787.50

18-18-211-011-0000

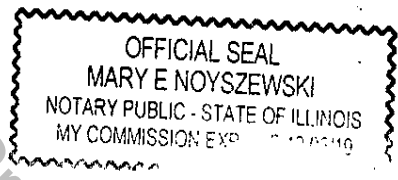
| 20190301632425 | 1-094-861-728

**UNOFFICIAL COPY**

STATE OF ILLINOIS )  
COUNTY OF Cook )

SS. I, the undersigned, a Notary public in and for said County, State aforesaid, DO HEREBY CERTIFY that **JANET MAURINE WALLIN**, not individually but as trustee of the **JANET MAURINE WALLIN ESTATE TRUST** dated **February 29, 1996**, 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, this 29<sup>th</sup> day of March, 2019.



Mary E. Noyszewski  
NOTARY PUBLIC

**THIS INSTRUMENT WAS PREPARED BY:**  
Robert R. Ekroth, Esq.  
ROBERT R. EKROTH LAW OFFICE, INC.  
15 Salt Creek Lane, Suite 122  
Hinsdale, IL 60521

**MAIL RECORDED DEED TO:**  
Vanessa C. Fry, Esq.  
Fry Group LLC  
18 W/ 140 Butterfield Road, Suite 1100  
Oak Brook Terrace, IL 60181

**RETURN TO:**  
Acquest Title Services, LLC  
2800 W. Higgins Rd. # 180  
Hoffman Estates, IL 60169

**SEND SUBSEQUENT TAX BILLS TO:**  
David & Victoria Van Alphen  
1114 Oak Lane  
Western Springs, IL 60558-2114

Property of Cook County Clerk's Office