

19004442LP 1071

TRUSTEE'S DEED

Doc#. 1910912034 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/19/2019 09:52 AM Pg: 1 of 3

Dec ID 20190401649658
ST/CO Stamp 1-036-708-768 ST Tax \$215.00 CO Tax \$107.50

THIS INDENTURE, made this 15th day of April 2019, between ROBERT E. FELINCZAK, as sole surviving Co-Trustee under Trust Agreement dated May 23, 2007 and known as the ROBERT E. FELINCZAK and DIANE M. FELINCZAK LIVING TRUST, of 10300 Village Circle Drive, Apt. 2, Palos Park, IL 60464, Grantor, and WILLIAM GRAF as Trustee of the WILLIAM GRAF TRUST AGREEMENT dated MARCH 2, 1992, as to an undivided one-half interest, and BARBARA A. GRAF as Trustee of the BARBARA A. GRAF IRA TRUST dated February 19, 2004, as to an undivided one-half interest, as Tenant by the Entirety, whose address is 13031 Pueblo Court, Palos Heights, IL 60463, Grantees, WITNESSETH, that the Grantor in consideration of the sum of Ten and no/100 (\$10.00) Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every power and authority the Grantor hereunto enabling, does hereby Convey and Warrant unto the Grantees, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

See Attached

Subject to: General taxes for 2018 and subsequent years, building lines and building laws and ordinances; zoning laws and ordinances; public and private roads and highways; easements for public utilities; other covenants and restrictions of record.

PIN: 23-36-303-143-1361 Property Address: 13317 Oak Hills Parkway, Unit #1CK, Palos Heights, IL 60463

Together with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, to have and to hold the same, forever.

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 Declaration of Trust above mentioned.

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor, as sole surviving Co-Trustee of aforesaid, has hereunto set his hand and seal the day and year first above written.

Robert E. Felinczak
Robert E. Felinczak, as sole surviving Co-Trustee under Trust Agreement dated May 23, 2007 and known as the ROBERT E. FELINCZAK and DIANE M. FELINCZAK LIVING TRUST

STATE OF ILLINOIS
COUNTY OF COOK } SS

I, Jaime Minick the undersigned, a Notary Public in and for said County, and State aforesaid, DO HEREBY CERTIFY that ROBERT E. FELINCZAK, as sole surviving Co-Trustee under Trust Agreement dated May 23, 2007 and known as the ROBERT E. FELINCZAK and DIANE M. FELINCZAK LIVING TRUST, known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this date in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as such Trustee for the uses and purposes therein set forth.

Given under my hand and notarial seal this 15 day of April 2019.

Jaime Minick
Notary Public



INSTRUMENT PREPARED BY:
Donald I. Bettenhausen
BETTENHAUSEN & JARMAN, LTD.
21146 Washington Parkway
Frankfort, IL 60423

RETURN THIS DOCUMENT TO:
Kathy Svanascini
12608 S. Harlem Avenue
Palos Heights, IL 60463

SEND SUBSEQUENT TAX BILLS TO:
William Graf and Barbara Graf
13317 Oak Hills Pkwy, #1CR
Palos Heights, IL 60463

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LEGAL DESCRIPTION:**PARCEL 1:**

UNIT 13317-1CR IN OAK HILLS CONDOMINIUM I, AS DELINATED ON SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN BURNSIDE'S OAK HILL COUNTRY CLUB VILLAGE SUBDIVISIONS, BEING SUBDIVISIONS OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 23684699, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AND SET FORTH IN THE DECLARATION RECORDED OCTOBER 25, 1976 AS DOCUMENT 23684698 AND CREATED BY DEED RECORDED AUGUST 14, 1986 AS DOCUMENT 86354409 IN COOK COUNTY, ILLINOIS.

PIN: 23-36-303-143-1361

Property Address: 13317 Oak Hills Parkway, Unit #1CR, Palos Heights, IL 60463

REAL ESTATE TRANSFER TAX

18-Apr-2019



COUNTY:	107.50
ILLINOIS:	215.00
TOTAL:	322.50

23-36-303-143-1361

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1-036-708-768