

UNOFFICIAL COPY

TRUSTEE'S DEED

THIS INSTRUMENT PREPARED BY:
Kathleen H. Georgevich, Attorney
Yudell and Lonoff, LLC
400 Central Ave., Suite 110
Northfield, IL 60093

Doc#: 1912833026 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/08/2019 09:34 AM Pg: 1 of 1

Dec ID 20190501667062
ST/CO Stamp 0-921-900-960 ST Tax \$430.00 CO Tax \$215.00

SEND SUBSEQUENT TAX BILLS TO:

Alex Kaban
23445 N. Valley Rd
Lake Zurich IL 60047

Grantor **KATHLEEN A. DOWNES**

trustee of the **KATHLEEN A. DOWNES TRUST** dated June 8, 2012, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which 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 WARRANT to Modern Comfort Homes, an Illinois Corporation in fee simple the following described real estate, situated in the County of COOK, State of Illinois to Wit:

LOT 28 (EXCEPT THE NORTHWESTERLY 4.0 FEET THEREOF) IN TALL OAKS UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

Permanent Real Estate Index Number: 04-17-40-027-0000

Address of Real Estate: 3025 Margo Lane, Northbrook, Illinois 60062

SUBJECT TO: General Real Estate taxes not due and payable, building lines and building restrictions of record; zoning and building laws and ordinances; public, private and utility easements, covenants and restrictions of record; ~~party with rights and agreements, if any~~; any acts done by or suffered through Buyer.

In witness whereof, the Grantor as trustee aforesaid hereunto set her hand and seal this 30th day of April, 2019

Kathleen A. Downes

Kathleen A. Downes as trustee of the Kathleen A. Downes Trust u/a/d June 8, 2012

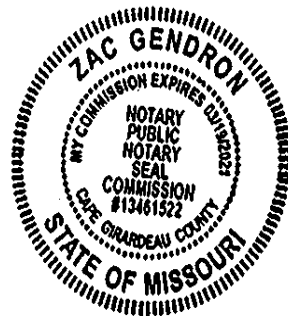
State of MISSOURI, County of Cape Girardeau, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify KATHLEEN A. DOWNES, as trustee of the KATHLEEN A. DOWNES TRUST, personally known to me to be the same person whose name is subscribed to the foregoing 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 purpose therein set forth.

Given under my hand and official seal, this 30th day of April, 2019.

NOTARY PUBLIC

Upon Recording, Mail to:

Alex Kaban
23445 N. Valley Rd
Lake Zurich IL 60047



Above Space for Recorder's Use Only

JP 744 19-001872 DEN