

# UNOFFICIAL COPY

**This instrument prepared by:**

Kevin M. McCarthy  
7903 W. 159th St., Suite B  
Tinley Park, IL 60477



Doc# 2000346110 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/03/2020 10:10 AM PG: 1 OF 4

**Mail future tax bills to:**

**Amanda Lynn Freeman**  
17504 S. Sandalwood Dr, Unit 3B  
Tinley Park, IL 60477

**Mail this recorded instrument to:**

Amanda Lynn Freeman  
17504 S. Sandalwood Dr., Unit 3B  
Tinley Park, IL 60477

## TRUSTEE'S DEED

**This Indenture**, made this 17<sup>th</sup> day of December, 2019, between Michael James Freeman as Successor Trustee of the Debra Lynn Freeman Revocable Trust dated February 12, 2019, party of the first part, and Amanda Lynn Freeman, of 17504 S. Sandalwood Dr., Unit 3B, Tinley Park, IL 60477, 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:

Parcel 1: Unit 3B together with its undivided percentage interest in common elements in Tinley Arbors Condominium, as delineated and defined in the Declaration recorded as Document Number 00697381 in the Northwest Quarter of Section 36, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easement for Ingress and Egress in and for the benefit of Parcel 1 over the East 25 feet of the West 42.50 feet of Lot 7 and the South Half of Lot 8 in Sandalwood Unit Number 1 recorded March 13, 1968 as Document 24028919, in Cook County, Illinois.

Permanent Index Number(s):27-36-201-011-1010

Property Address: 17504 S. Sandalwood Drive, Unit #3B, Tinley Park, IL 60477

together with the tenements and appurtenances thereunto belonging.

Subject, General real estate taxes for the year 2019 and subsequent years; covenants; conditions, and restrictions of record; building lines and easements, if any; terms, provisions covenants, and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements' limitations and conditions imposed by the Condominium Property Act; and installments due after the date of closing of general assessments established pursuant to the Declaration to Condominium.


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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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.  
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.

  
\_\_\_\_\_  
Michael J. Freeman- Successor Trustee

\_\_\_\_\_  
Trustee

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

03-Jan-2020



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

27-36-201-011-1010 | 20191001628015 | 1-331-301-728

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STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Michael James Freeman, as Successor Trustee of the Debra Lynn Freeman Revocable Trust dated February 12, 2019 aforesaid, personally known to me to be the same person whose name is/are subscribed to the foregoing instrument as such Trustee, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 17<sup>th</sup> day of December, 2019.



Kevin M. McCarthy  
Notary Public

This instrument was prepared by Kevin M. McCarthy, Attorney At Law, 7903 W. 159<sup>th</sup> St., Suite B, Tinley Park, IL 60477.

(Name and Address)

\* USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

Kevin M. McCarthy-Attorney At Law  
(Name)  
  
MAIL TO: 7903 West 159<sup>th</sup> Street, Suite B  
(Address)  
Tinley Park, IL 60477  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Amanda Lynn Freeman  
(Name)  
17504 S. Sandalwood Drive, Unit #3B  
(Address)  
Tinley Park, IL 60477  
(City, State and Zip)

Exempt Under Provisions of Paragraph E,  
Section 31-45, Property Tax Code  
Date: December 17, 2019

Michael James Freeman  
Signature of Buyer, Seller or Representative

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated December 17, 2019. Signature: Michael J. Freeman  
Grantor or Agent

Subscribed and sworn to before me by the said Michael J. Freeman this 17<sup>th</sup> day of December, 2019.



Notary Public Kevin M. McCarthy

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated December 10, 2019. Signature: Amanda Lynn Freeman  
Grantee or Agent

Subscribed and sworn to before me by the said Amanda Lynn Freeman this 10<sup>th</sup> day of December, 2019.



Notary Public A. Charles Kogut

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)