

# UNOFFICIAL COPY

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Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/06/2020 10:43 AM Pg: 1 of 3

Dec ID 20200301630362  
ST/CO Stamp 0-006-803-296 ST Tax \$160.00 CO Tax \$80.00

## TRUSTEE'S DEED

31 Chicago Title

20NW5719325WC  
Per MH 105-1

(The above space for recorder's use only)

This Indenture, made this 5<sup>RD</sup> day of MARCH, 2020, between First Secure Bank and Trust Co., (f/k/a Family Bank and Trust Company, f/k/a First State Bank and Trust Company of Palos Hills), an Illinois Banking Corporation, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated the 6<sup>TH</sup> day of MARCH, 2001, and known as Trust Number 6-565, party of the first part, and VICTORIA A. GIRZADAS, AS TRUSTEE OF THE VICTORIA A. GIRZADAS REVOCABLE LIVING TRUST DATED NOVEMBER 19, 2014 party of the second part,

Address of Grantee: 7851 W. Golf Drive, Unit 2E, Palos Heights, IL 60463

Witnesseth, that said party of the first part, in consideration of the sum of ten dollars, and other good and valuable considerations in hand paid, does hereby convey and quitclaim unto said party of the second part, the following described real estate, situated in **Cook County**, Illinois, to wit:

**UNIT 146, TOGETHER WITH A PERPETUAL AND EXCLUSIVE USE OF PARKING AND STORAGE AREA DESIGNATED AS CS 250, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COLONIAL HEIGHTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 23323318, IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

COMMONLY KNOWN AS: **31 W. RALEIGH COURT, PALOS HEIGHTS, IL 60463**

PIN: **23-24-300-114-1026**

Together with the tenements and appurtenances thereunto belonging.

To have and to hold the same unto said party of the second part, and to the proper use, benefit, and behoof forever of said party of the second part.

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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.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Assistant Trust Officer, the day and year first above written.

As Trustee as Aforesaid,

By *Joseph A. Kirkeeng*  
Joseph A. Kirkeeng

Its: Trust Officer

Attest *Louis P. DeMuro*  
Louis P. DeMuro

Its: Assistant Trust Officer

THIS DOCUMENT WAS PREPARED AND DRAFTED BY:

First Secure Bank and Trust Company  
Louis P. DeMuro, Assistant Trust Officer  
10360 S. Roberts Road  
Palos Hills, IL 60465

STATE OF ILLINOIS            )  
  ) ss.  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT **Joseph A. Kirkeeng**, Trust Officer of FirstSecure Bank and Trust Co., and **Louis P. DeMuro**, Assistant Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Assistant Trust Officer, respectively, appeared before me this day in person and acknowledged that they signed and delivered the instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Trust Officer did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 3RD day of March 2022

*Rick J. Del Grosso*  
Notary Public



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**Mail Tax Bills To:**

Victoria Girzadas
31 Rowan Ct.
Palos Heights, IL 60463

**Mail Recorded Deed To:**

Kathy Swingsca
Midwest Law Group
12608 S Cicero Ave
Palos Heights IL 60463

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