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ATT-2013422

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TRUSTEE'S DEED

Doc#: 2014120064 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/20/2020 10:07 AM Pg: 1 of 3

Dec ID 20200401654029
ST/CO Stamp 0-457-668-832 ST Tax \$415.00 CO Tax \$207.50

THIS INSTRUMENT WITNESSETH, that the Grantor(s), Larry Koeller, Successor Trustee of the Ruth M. Koeller Living Trust dated June 26, 2008, for and in consideration of The sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to Nicholas E. Guiffre, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

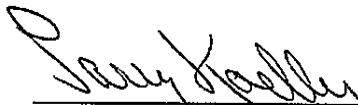
SEE ATTACHED LEGAL DESCRIPTION

Address: 12505 90th Ave, Palos Park, IL 60464
P.I.N.: 23-27-413-002-0000

Subject only to the following: general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

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.

Dated this 3rd day of April, 2020



Larry Koeller, Successor Trustee

This Instrument was Prepared by:
O'Keefe, Rivera & Berk, LLC
55 W. Wacker Drive, Suite 1400
Chicago, IL 60601

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STATE OF Illinois)

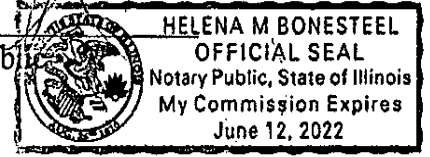
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Larry Koeller, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 3rd day of April, 2020.

Helena M Bonesteel

Notary Public



Mail to:

Nicholas E. Guiffre
12505 90th Ave
Palos Park, IL 60464

Send Subsequent bills to:

Nicholas E. Guiffre
12505 90th Ave
Palos Park IL 60464

Property of Cook County Clerk's Office

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Affinity Title Services, LLC

Affinity Title Services, LLC
 5301 W. Dempster Street, Suite 206
 Skokie, IL 60077
 Phone: (847)257-8000 ~ Fax: (847)296-7890

EXHIBIT A

Address Given: 12505 S. 90th Avenue
 Palos Park, IL 60464

Permanent Index No.: 23-27-413-002-0000

Legal Description.

LOT 2 IN BLOCK 2 IN MONSON AND COMPANY'S FOURTH PALOS PARK SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



COUNTY:	207.50
ILLINOIS:	415.00
TOTAL:	622.50

23-27-413-002-0000

| 20200401654029 | 0-457-668-832

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.