

# UNOFFICIAL COPY

## TRUSTEE'S DEED

16219549



\*2023408083D\*

Doc# 2023408083 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/21/2020 01:35 PM PG: 1 OF 3

Above Space for Recorder's Use Only

**THIS INDENTURE**, made this 21<sup>st</sup> day of JULY, 2020 by Robert K. Gregoric and Carol M. Gregoric as Trustees for The Gregoric Trust dated 7/13/2006, undivided 1/2 interest and Robert K. Gregoric as Trustee for the Robert K. Gregoric Trust dated 7/13/2006, undivided 1/2 interest hereinafter referred to as Grantors, and Carlos M. Garcia of 4117 W. Pierce, Chicago, IL, 60651 hereinafter referred to as Grantee:

**WHEREAS**, Grantors is the duly acting Trustees of Robert K. Gregoric and Carol M. Gregoric as Trustees for The Gregoric Trust dated 7/13/2006 and Robert K. Gregoric as Trustee for the Robert K. Gregoric Trust dated 7/13/2006, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

**NOW, THEREFORE**, the Grantors, not individually but as such Trustees, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to: Carlos M. Garcia of 4117 W. Pierce, Chicago, IL 60651 pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as 527 East 158th Street, South Holland, IL 60473, legally described as:

THE WEST 50 FEET OF THE EAST 150 FEET OF THE NORTH 175 FEET OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT 10.60 CHAINS EAST OF THE NORTH WEST CORNER THEREOF;  
THENCE SOUTH 4.70 CHAINS TO THE CALUMET RIVER; THENCE NORTH 80 DEGREES EAST ALONG SAID CALUMET RIVER 5.39 CHAINS, THENCE NORTH 375 CHAINS, THENCE WEST 5.30 CHAINS TO THE POINT OF BEGINNING (EXCEPT THE WEST 45 FEET THEREOF MEASURED ON THE NORTH LINE OF SAID 1/4 SECTION), IN COOK COUNTY, ILLINOIS

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2020 and subsequent years.

Permanent Index Number: 29-15-400-031-0000  
Address(es) of Real Estate: 527 East 158th Street, South Holland, IL 60473

**TOGETHER WITH ALL** right, title, and interest whatsoever, at law or in equity of said Trustees, in and to the premises.

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IN WITNESS WHEREOF, Grantors, not individually, but as Trustees aforesaid, has hereunto set their hand and seal the day and year first above written.

*Carol M. Gregoric as Trustee*

Carol M. Gregoric as Trustee for The Gregoric Trust dated 7/13/2006

*Robert K. Gregoric as Trustee*

Robert K. Gregoric as Trustee for The Gregoric Trust dated 7/13/2006

*Robert K. Gregoric as Trustee*

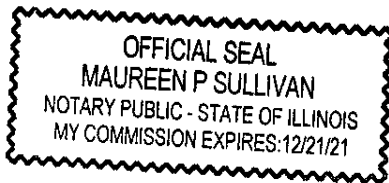
Robert K. Gregoric as Trustee for the Robert K. Gregoric Trust dated 7/13/2006

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert K. Gregoric and Carol M. Gregoric as Trustees for The Gregoric Trust dated 7/13/2006 and Robert K. Gregoric as Trustee for the Robert K. Gregoric Trust dated 7/13/2006 personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 21<sup>st</sup> day of July, 2020



*Maureen P. Sullivan*  
NOTARY PUBLIC

Commission expires 12/21/2021

This instrument was prepared by:  
Scott R. Wheaton  
Scott R. Wheaton & Associates  
3108 Ridge Road, Lansing, IL 60438

MAIL TO:  
Carlos M. Garcia  
4117 W. Pierce  
Chicago, IL 60651

SEND SUBSEQUENT TAX BILLS TO:  
Carlos M. Garcia  
4117 W. Pierce, Chicago, IL 60651

Or Recorder's Office Box No. .

REAL ESTATE TRANSFER TAX		24-Jul-2020	
	COUNTY:	26.00	
	ILLINOIS:	52.00	
	TOTAL:	78.00	
29-15-400-031-0000		20200701638414   1-260-875-488	

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

VILLAGE OF SOUTH HOLLAND  
CERTIFICATE OF PAYMENT  
OF OUTSTANDING SERVICE CHARGES

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Karlo Gregoric Trust Robert Gregoric Trust**

Mailing Address: **18845 W. Louis Dr., Lansing, IL 60438**

Telephone No.: **708-418-5456**

Attorney or Agent: **Kari Ann Legg**

Telephone No.: **708-849-6663**

Property Address: **527 East 158th St.**

**South Holland, IL 60473**

Property Index Number (PIN): **29-15-400-031-0000**

Water Account Number: **0120026008/0120026008**

Date of Issuance: **7/16/2020**

State of Illinois )

County of Cook)

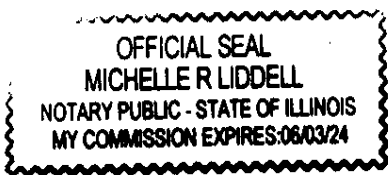
This instrument was acknowledged before  
me on July 16, 2020 by

Michelle R Liddell  
Michelle R Liddell

(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND

By: Bret Scott  
Deputy Village Clerk or Representative



[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.