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20282170390

TRUSTEE'S DEED

Doc# 2028217039 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/08/2020 10:08 AM PG: 1 OF 2

The Grantor, JAMES O. PROKES and KIM C. PROKES, as Trustee under the Trust Agreement dated the 11th day of February, 2000 and known as the Prokes Family Trust, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS to:

DAVID N. KIPP

of 11925 S. Harold Ave., Palos Heights, IL 60463, the following described real estate situated in Cook County, Illinois, to-wit:

LOT 40 IN GALLAGHER AND HENRY'S ISHUALA SUBDIVISION UNIT NUMBER 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No. 23-36-218-011-0000

Common Address: 7505 W. Ute Lane, Palos Heights, Illinois, 60463

SUBJECT TO: Covenants, conditions, and restrictions of record; building lines and easements of record; and general real estate taxes not yet due and payable at the time of closing.

Dated this 19th day of June, 2020.

James O. Prokes (SEAL)
JAMES O. PROKES, as Trustee under the Trust Agreement dated the 11th day of February, 2000 and known as the Prokes Family Trust

Kim C. Prokes (SEAL)
KIM C. PROKES, as Trustee under the Trust Agreement dated the 11th day of February, 2000 and known as the Prokes Family Trust

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STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a notary public in and for said County in the State aforesaid, do hereby certify that JAMES O. PROKES and KIM C. PROKES, 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 their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 19th day of June, 2020.

Michelle M. Esparza
NOTARY PUBLIC



REAL ESTATE TRANSFER TAX		23-Jul-2020
	COUNTY:	180.00
	ILLINOIS:	360.00
	TOTAL:	540.00
23-36-218-011-0000		20200601616778 1-4-812-000

Document Prepared by: MILES W. WIDEIKIS, Attorney at Law
6446 W. 127th St, Palos Heights, IL 60463

MAIL RECORDED DOCUMENT TO:

SEND SUBSEQUENT TAX BILLS TO:

MAR BROTSCHU
BROTSCHU POTIS LLC
30 N LaSalle #1403
Chicago IL 60607

Davis Kopp
7505 W Ute
Palos Heights IL 60463