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PREPARED BY:

Danita J. Gallagher
Law Office of Gallagher & Sproviero
633 S. LaGrange Road, Suite 11
LaGrange, IL 60525

10/27



Doc# 2030317061 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/29/2020 11:50 AM PG: 1 OF 4

Mail Recorded Instrument to:

DONALD I. Bettenhausen
21146 WASHINGTON PKWY
FRANKFORT, IL 60423

748894

Mail Future Tax Bills to:

James & Anne Simon
11125 Wisconsin Ct, Unit 1A
Orland Park, IL 60467

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

**TRUSTEE'S DEED
(ILLINOIS)**

THIS INDENTURE, made *Aug 11*, 20*20*, between Laura L. Janulis, as trustee under trust agreement dated August 19, 1998 and known as the **LAURA L. JANULIS LIVING TRUST dated August 19, 1998**, of the city of Orland Park, County of Cook, State of Illinois, Grantor, and **James Simon and Anne Simon, grantees**, WITNESSETH, that grantor, in consideration of the sum of TEN AND NO/100 DOLLARS, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantor as said trustee and of every other power and authority the grantor hereunto enabling, does hereby convey and quitclaim unto **James Simon and Anne Simon, husband and wife, as TENANTS BY THE ENTIRETY**, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PIN: 27-32-101-007-1025

ADDRESS: 11125 Wisconsin Court, Unit 1A, Orland Park, IL 60467

Subject only to: general real estate taxes not due and payable as of the date written above; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining. TO HAVE AND TO HOLD, said premises forever.

S *Y*
P *Y*
S *N*
M *Y*
SC *Y*
E *Y*
INT *Y*

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IN WITNESS WHEREOF, the grantor, as successor trustee as aforesaid, does hereunto set their hands and seal the day and year first above written.

LAURA L. JANULIS, as trustee as aforesaid

Laura L. Janulis, As Trustee As Aforesaid

STATE OF ILLINOIS)

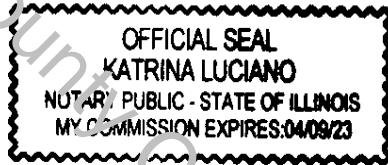
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for Cook County, in the state aforesaid, DO HEREBY CERTIFY THAT Laura L. Janulis, personally known to me to be the same person whose name is as Trustee as aforesaid, subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as such trustee, for the uses and purpose therein set forth.

Given under my hand and official seal *August 11*, 2020.

[Signature]

Notary Public



This Instrument was prepared by: The Law Office of Gallagher & Sproviero, Danita J. Gallagher, Attorney at Law, 633 S. LaGrange Road, Suite 11, LaGrange, IL 60525 Phone: 708-354-8300, Fax: 708-221-6156

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EXHIBIT A

UNIT 1A AND GARAGE UNIT 1A IN BUILDING 9 IN EAGLE RIDGE II CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 2 IN EAGLE RIDGE ESTATES, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 94869881 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

24-Sep-2020



COUNTY:	78.00
ILLINOIS:	156.00
TOTAL:	234.00

27-32-101-007-1025

| 20200801669755 |

0-686-253-536