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TRUSTEE'S DEED (ILLINOIS)



Doc# 2031310166 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/10/2020 03:10 PM PG: 1 OF 3

Property of Cook County, IL

THE GRANTOR **Chester A. Labus Revocable Trust** dated **November 8, 2018**, for and in consideration of **TEN AND 00/100 DOLLARS (\$10.00)**, in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, convey to Zachary Wrobel, an unmarried man and Alison Bednara, an unmarried woman, as joint tenants of _____ at all interest in the following described real estate commonly known as 13851 Steepleview Ln, Lemont, IL 60439, and legally known as:

* of Lombard, IL

** of Countryside, IL

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO:

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.

Permanent Real Estate Index Number(s): 22-27-203-096-0000 *property Address - 13851 Steeple view Ln
Dated this 5th day of August, 2020 Lemont, IL 60439

Chester A. Labus, as Trustee

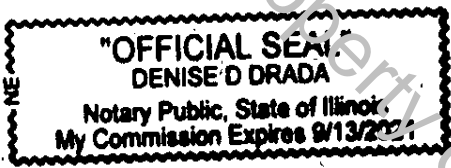
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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Chester A. Labus, as Trustee personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 31st day of July, 2020.



Denise D. Drada
Notary Public

THIS INSTRUMENT PREPARED BY
Gary K. Davidson
Castle Law
13963 S. Bell Road
Homer Glen, IL 60491

REAL ESTATE TRANSFER TAX		21-Aug-2020
		COUNTY: 189.25
		ILLINOIS: 378.50
		TOTAL: 567.75
22-27-2023 090-0000		20200801652242 1-573-548-512

~~MAIL TO:~~
~~Law Offices of Staci R. Rhoads~~
~~4018 N Lincoln Ave~~
~~Chicago, IL 60618~~

SEND SUBSEQUENT TAX BILLS TO:
Zachary Wrobel and Alison Bednara
13851 Steepleview Ln
Lemont, IL 60439

Zach Wrobel & Alison Bednara
13851 Steepleview Lane
Lemont, IL 60439

Mail To:
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453
TQ 06555312

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EXHIBIT "A"

PARCEL 1: THAT PART OF LOT 18 IN FIALA-CHOWANIEC'S THE STEEPLES PHASE II, BEING A RE-SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 18; THENCE NORTH 33 DEGREES 02 MINUTES 59 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 18, A DISTANCE OF 124.78 FEET; THENCE SOUTH 59 DEGREES 11 MINUTES 04 SECONDS EAST, 96.17 FEET FOR A POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUING SOUTH 59 DEGREES 11 MINUTES 04 SECONDS EAST, 38.35 FEET; THENCE NORTH 30 DEGREES 48 MINUTES 56 SECONDS EAST, 75.40 FEET; THENCE NORTH 59 DEGREES 11 MINUTES 04 SECONDS WEST, 38.18 FEET; THENCE SOUTH 30 DEGREES 56 MINUTE 54 SECONDS WEST ON A LINE THAT IS THE CENTER LINE AND NORTHERLY AND SOUTHERLY PROLONGATIONS THEREOF OF A PARTY WALL, 75.40 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 OVER AND UPON THE COMMON AREA FOR INGRESS AND EGRESS AS CREATED BY THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE STEEPLES TOWNHOUSE ASSOCIATION RECORDED AS DOCUMENT 97542222 AS AMENDED BY DOCUMENT RECORDED OCTOBER 26, 1998 AS DOCUMENT NUMBER 98959491.

Cook County Clerk's Office