

14202605

TRUSTEE'S DEED

Doc#: 2102507044 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/25/2021 09:50 AM Pg: 1 of 2

Dec ID 20201201692759
ST/CO Stamp 1-786-933-216 ST Tax \$175.00 CO Tax \$87.50

Above Space for Recorder's Use Only

THIS INDENTURE, made this 10th day of December, 2020 by Richard Sydney Dalzell, as Successor Trustee of Harold S. Dalzell and Edna E. Dalzell Living Trust dated July 20, 1998 hereinafter referred to as Grantor, and Lee A. McCasland and Sharon E. McCasland, Husband and wife, as tenants by the entirety of 15109 Larkspur Lane, of the Village of Orland Park, County of Cook, State of Illinois, hereinafter referred to as Grantee.

WHEREAS, Grantor is the duly acting Trustee of Harold S. Dalzell and Edna E. Dalzell Living Trust dated July 20, 1998, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantor, not individually but as such Trustee, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantees, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to: Lee A. McCasland and Sharon E. McCasland, Husband and wife, tenants by the entirety of 15109 Larkspur Lane, Orland Park, IL 60462, 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 13252 S. Country Club Ct., 1A, Palos Heights, IL 60463, legally described as:

Parcel 1:

Unit 13252-1-A together with its undivided percentage interest in the common elements in Oak Hills Condominium 1 as delineated and defined in the Declaration recorded as Document No 23684699, as amended from time to time, in the Southwest 1/4 of Section 36, Township 37 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Easements appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Easements recorded as Document No. 23684698, as amended from time to time, and as created by Deed recorded as Document No 25326048, for ingress and egress, all in Cook County, Illinois.

SUBJECT TO: General real estate taxes for 2020 and subsequent years.

Permanent Index Number: 23-36-303-143-1205
Address (es) of Real Estate: 13252 S. Country Club Ct., 1A, Palos Heights, IL 60463

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

REAL ESTATE TRANSFER TAX

21-Dec-2020



COUNTY:	87.50
ILLINOIS:	175.00
TOTAL:	262.50

UNOFFICIAL COPY

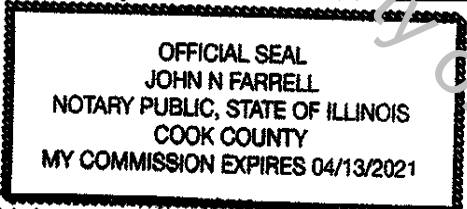
IN WITNESS WHEREOF, Grantor, not individually, but as Trustee aforesaid, has hereunto set his hand and seal the day and year first above written.

Richard Sydney Dalzell - Successor Trustee
Richard Sydney Dalzell, as Successor Trustee of Harold S. Dalzell and Edna E. Dalzell Living Trust dated July 20, 1998

STATE OF ILLINOIS)
) s
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard Sydney Dalzell, as Successor Trustee of Harold S. Dalzell and Edna E. Dalzell Living Trust dated July 20, 1998 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 the said instrument as such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of December, 2020



John N Farrell
NOTARY PUBLIC
Commission expires 4/13/2021

This instrument was prepared by: John N Farrell, 10610 S Cicero Avenue, Oak Lawn, IL 60453

MAIL TO:
The Law Office of Al Boudreaux, Ltd.
11340 159th Street
Orland Park, IL 60467

Lee A. McCasland
13252 S. Country Club Ct #1A
Palms Heights, IL 60463

SEND SUBSEQUENT TAX BILLS TO:
Lee A. McFarland and Sharon L. McFarland - McCasland
13252 S. Country Club Ct. , 1A
Palms Heights, IL 60463

Or Recorder's Office Box No. _____

Cook County Clerk's Office