

UNOFFICIAL COPY

TRUSTEE'S DEED

(Tenancy by the Entirety)

Doc#: 2112339272 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/03/2021 11:51 AM Pg: 1 of 3

Dec ID 20210401600539

ST/CO Stamp 0-611-401-232 ST Tax \$260.00 CO Tax \$130.00

AFTER RECORDING, RETURN TO:

Mark J. Knicker, P.C.
7922 S. Palos Heights Rd
Chicago, IL 60652

MAIL TAX BILL TO:

Michael J. Nugent and Joanne E. Nugent
301 Feldner Court
Palos Heights, IL 60463

THIS INDENTURE, made this 21st day of April, 2021, between **Donald Ipema, Shirley Castor and James E. DeBruyn, as Successor Co-Trustees of the Henry E. Ipema and Annamae Ipema Living Trust dated July 10, 1991, and any amendments thereto, of the County of Cook, State of Illinois, Grantors, and Michael J. Nugent and Joanne E. Nugent, husband and wife, not as tenants in common or as joint tenants, but as Tenants by the Entirety, of 4407 W. 81st Street, Chicago, IL 60652, Grantees,**

WITNESSETH, that Grantors, **Donald Ipema, Shirley Castor and James E. DeBruyn, as Successor Co-Trustees of the Henry E. Ipema and Annae Ipema Living Trust dated July 10, 1991, and any amendments thereto,** in consideration of the sum of Ten and No/100 Dollars (\$10.00), receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors as said Successor Co-Trustees and of every other power and authority the Grantors hereunto enabling, do hereby convey and warrant unto the Grantees, **Michael J. Nugent and Joanne E. Nugent, husband and wife, not as tenants in common or as joint tenants, but as Tenants by the Entirety, in fee simple, the following described real estate situated in the County of Cook in the State of Illinois, to wit:**

(SEE ATTACHED LEGAL DESCRIPTION)

Permanent Index Number: **24-31-201-067-0000**

Property Address: **301 Feldner Court, Palos Heights, IL 60463**

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Subject to general real estate taxes for 2020 and subsequent years and all easements, covenants, conditions and restrictions of record.

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IN WITNESS WHEREOF, the Grantors, as Successor Co-Trustees as aforesaid, have hereunto set their hands and seals this 21st day of April, 2021.

Henry E. Ipema and Annamae Ipema Living Trust dated July 10, 1991, and any amendments thereto

By: *Donald Ipema*
Donald Ipema, Successor Co-Trustee

By: *Shirley Castor*
Shirley Castor, Successor Co-Trustee

By: *James E. DeBruyn*
James E. DeBruyn, Successor Co-Trustee

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Donald Ipema, Shirley Castor and James E. DeBruyn, as Successor Co-Trustees of the Henry E. Ipema and Annamae Ipema Living Trust dated July 10, 1991, and any amendments thereto, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 21st day of April, 2021.

Amy Peery
Notary Public

This Instrument Prepared By:

James E. DeBruyn, Attorney
DeBruyn, Taylor and DeBruyn Ltd.
15252 S. Harlem Avenue
Orland Park, IL 60462



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LEGAL DESCRIPTION

Parcel 1: That part of Lot 3 in Villas of Palos Heights, Planned Unit Development, being a subdivision of the North 671.53 feet (except the East 900 Feet thereof and except the West 165 feet of the North 283 feet thereof and except that part taken for highway) of the Northeast 1/4 of the Northeast 1/4 of Section 31, Township 37 North, Range 13, East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of said Lot 3; thence due West along the North line of said Lot 3, 26.59 feet; thence South 0 degrees, 24 minutes 43 seconds East 107.48 feet; thence South 89 degrees, 35 minutes, 17 seconds West 66.56 feet to a point of beginning, said point lying on the Southerly extension of the center line of a party wall; thence North 00 degrees, 24 minutes, 43 seconds West, along said extension and center line, 38.91 feet to an intersection with the center line of a party wall; thence South 89 degrees, 35 minutes, 17 seconds West, along said center line and the Westerly extension thereof, 66.72 feet; thence South 00 degrees, 24 minutes, 43 seconds East 38.91 feet; thence North 89 degrees, 35 minutes, 17 seconds East 66.72 feet to the point of beginning, all in Cook County, Illinois, and containing 2596 square feet therein.

Parcel 2: Easement for the benefit of Parcel 1 as created by the Declaration of Covenants, Conditions and Restrictions for the Villas of Palos Heights, Planned Unit Development, recorded July 1, 1994 as Document No. 94578976 and by Deed from Chicago Title and Trust Company, as Trustee under Trust No. 1098688 to Ruth Williams recorded November 15, 1994 as Document No. 94969422 for ingress and egress, in Cook County, Illinois.

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