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Doc#. 2120212161 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/21/2021 12:17 PM Pg: 1 of 4

This document was prepared by:
Paul R. Buikema
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15 Salt Creek Lane, Suite 103
Hinsdale, Illinois 60521

After recording mail to:
Al Beaudreau
Law Office of Al Beaudreau, Ltd.
11340 W. 159th Street
Orland Park, Illinois 60467

Mail tax bills to:
Darlyne Y. Kwit, Trustee
13158 Oak Hills Parkway, Unit 1B
Palos Heights, Illinois 60463

Dec ID 20210501634906
ST/CO Stamp 0-929-785-104 ST Tax \$238.00 CO Tax \$119.00

This space reserved for Recorder's use only.

TRUSTEE'S DEED

THE GRANTOR, William B. Buikema, Jr., as Trustee under the Declaration of Trust establishing the Buikema Family Trust dated November 6, 2006, for the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto GRANTEE, Darlyne Y. Kwit, an unmarried woman, having an address of 7009 W. 96th Street, Oak Lawn, Illinois 60453, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF

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

[See Signature Page Attached Hereto]

FIRST AMERICAN TITLE
FILE # AF1007853

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EXHIBIT B

PERMITTED EXCEPTIONS

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; and general real estate taxes not due and payable at the time of closing.

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT NO. 13158-1-B IN OAK HILLS CONDOMINIUM AS DELINEATED ON SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN BURNSIDE'S OAK HILLS COUNTRY CLUB VILLAGE SUBDIVISION UNIT I, BEING A SUBDIVISION OF PART OF THE NORTH 985 FEET OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 1976 AS DOCUMENT NO. 23684697, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY BURNSIDE CONSTRUCTION COMPANY, AN ILLINOIS CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 23684699, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD IN THE PERCENTAGE SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGE SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY IN COOK COUNTY, ILLINOIS; ALSO

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS MADE BY BURNSIDE CONSTRUCTION COMPANY (CORPORATION OF ILLINOIS) DATED OCTOBER 01, 1976 AND RECORDED OCTOBER 25, 1976 AS DOCUMENT 23684698 AND CREATED BY THE MORTGAGE FROM GEORGE SLATER AND MARION SLATER, HIS WIFE TO CHESTERFIELD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO DATED MAY 26, 1977 AND RECORDED MAY 27, 1977 AS DOCUMENT NO. 23945536 DEED FROM BURNSIDE CONSTRUCTION COMPANY AND AS CREATED BY WARRANTY DEED DATED MAY 26, 1977 TO GEORGE SLATER AND MARION SLATER, HIS WIFE, AND RECORDED JUNE 17, 1977 AS DOCUMENT NO. 23973272 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

PIN: 23-36-303-143-1062

ADDRESS: 13158 Oak Hills Parkway, Unit 1B, Palos Heights, Illinois 60463

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SIGNATURE PAGE TO TRUSTEE'S DEED

IN WITNESS WHEREOF, the undersigned have made, executed and delivered this deed as of this 19 day of May, 2021.

William R. Buikema, Jr.
William R. Buikema, Jr., as Trustee

STATE OF Michigan)
) SS.
COUNTY OF Allegan)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT William R. Buikema, Jr. 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 instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 19th day of May, 2021.

Sarah VanOrder
Notary Public

My commission expires on 3.11.25

