

UNOFFICIAL COPY

GLT

10007464 1/1
TRUSTEE'S DEED

Doc# 2135604253 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/22/2021 10:24 AM Pg: 1 of 3

Dec ID 20211001619997
ST/CO Stamp 2-060-352-656

THIS INDENTURE, made this 26th day of October, 2021, between Michael E. Pikorz, as Trustee of The Revocable Living Trust of Michael E. Pikorz dated May 13, 2021, of New Lenox, Illinois, party of the first, party of the first part, and Steven C. Pikorz, of Oak Forest Illinois, party of the second part,

WITNESSETH, that the party Dollars and No./100 (\$10.00) and other the second part, the receipt whereof is hereby acknowledged, by these presents does Convey and Warrant unto the party of the second part, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

Legal Description:

UNIT 15505-2C TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN OAK CREEK CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0409032121, IN THE WEST 1/2 OF SECTION 15, AND THE EAST 1/2 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index No.: 28-15-300-044-1006;

Property Address: 15505 S. Cicero Ave. Unit 2C, Oak Forest, Illinois 60452;

together with the tenement and appurtenances thereto belonging.

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second and to the proper use, benefit and behoof of said party of the second part, subject to: covenants, conditions and restrictions of record and building lines and easements that do not interfere with the current use and enjoyment of the real estate; acts done by or suffered through the party of the second part; general real estate taxes not due and payable as of the date hereof; terms and provisions of the Declaration of Condominium recorded as document number 0409032121 (the "Declaration") and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act; and installments due after the date hereof of general assessments established pursuant to the Declaration.

And the party of the first part hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of the deed in trust delivered to said Trustee in pursuance of the Trust above-mentioned.

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name as Trustee to be signed to these presents the day and year first above written.

Michael E. Pikorz, as Trustee of
The Revocable Living Trust of
Michael E. Pikorz dated May 13, 2021

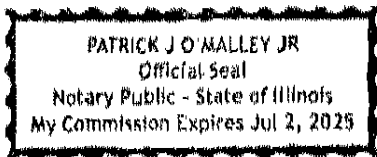
Exempt under provisions of Paragraph 2, Section 4
Head Estate Transfer Act.

10/26/21
Date

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael E. Pikorz, 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 his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 26th day of October, 2021.



REAL ESTATE TRANSFER TAX		18-Nov-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
28-15-300-044-1000	2021100161997	200-352-690

This instrument prepared by:
& after recording mail to:
Patrick J. O'Malley Jr.
Attorney at Law
12314 South 86th Avenue
Palos Park, Illinois 60464

Grantees' Address
Send subsequent tax bills to:
Steven C. Pikorz
15505 Cicero Ave., Unit 2C
Oak Forest, Illinois 60452


UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

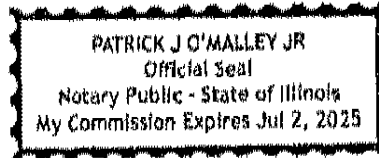
Dated October 26, 2021

Signature:


Grantor

Subscribed and sworn to before me by the

said Grantor this 26th
day of October, 2021.




Notary Public



The Grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

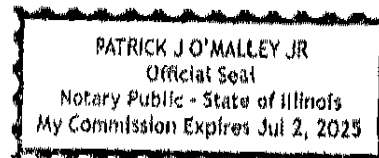
Dated October 26, 2021

Signature:

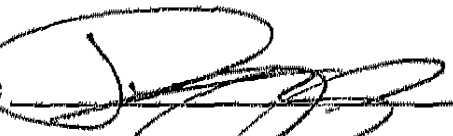

Grantee

Subscribed and sworn to before me by the

said Grantee this 26th
day of October, 2021.



Notary Public



NOTE:

Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)