

UNOFFICIAL COPY

Doc# 2136247078 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/28/2021 11:02 AM Pg: 1 of 3

16222372
TRUSTEE'S DEED

Dec ID 20211201681307
ST/CO Stamp 1-839-061-648 ST Tax \$280.00 CO Tax \$140.00

Above Space for Recorder's Use Only

THIS INDENTURE, made this 10th day of December, 2021 by Christine Engels and Cindy Ivin, as Successor Co-Trustees under the provisions of Trnka Trust dated November 5, 2013 hereinafter referred to as Grantors, and Christopher J. Van Eck of 10534 S. Hamlin, of the City of Chicago, County of Cook, State of IL, hereinafter referred to as Grantee:

**unmarried man*

WHEREAS, Grantors is the duly acting Trustees of Trnka Trust dated November 5, 2013, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantors, not individually but as such Trustees, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to: Christopher J. Van Eck of 10534 S. Hamlin, Chicago, IL 60655 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 8917 Mallard Road, Tinley Park, IL 60487, legally described as:

SEE ATTACHED LEGAL DESCRIPTION

USI

SUBJECT TO: Covenants, conditions and restrictions of record and general real estate taxes for 2021 and subsequent years.

Permanent Index Number: 27-34-409-029-0000

Address(es) of Real Estate: 8917 Mallard Road, Tinley Park, IL 60487

REAL ESTATE TRANSFER TAX

23-Dec-2021



COUNTY:	140.00
ILLINOIS:	280.00
TOTAL:	420.00

27-34-409-029-0000

| 20211201681307 | 1-839-061-648

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

IN WITNESS WHEREOF, Grantors, not individually, but as Trustees aforesaid, has hereunto set their hand and seal the day and year first above written.

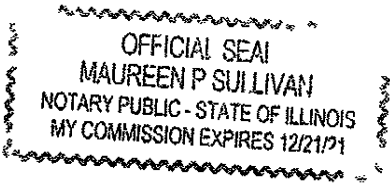
Christine Engels, as Co-Trustee
Christine Engels, as Co-Trustee under the provisions of Trnka Trust dated November 5, 2013

Cindy Ivin, as Co-Trustee "Cynthia"
Cindy Ivin, as Co-Trustee under the provisions of Trnka Trust dated November 5, 2013

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 Christine Engels and Cindy Ivin, as Successor Co-Trustees under the provisions of Trnka Trust dated November 5, 2013 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 such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of December, 2021



Maureen P Sullivan
NOTARY PUBLIC

Commission expires 12/21/2021

This instrument was prepared by
Scott R. Wheaton
Scott R. Wheaton & Associates
3108 Ridge Road
Lansing, IL 60438

MAIL TO:
Christopher J. Van Eck
8917 Mallard Road
Tinley Park, IL 60487

SEND SUBSEQUENT TAX BILLS TO:
Christopher J. Van Eck
8917 Mallard Road
Tinley Park, IL 60487

Or Recorder's Office Box No. _____

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LEGAL DESCRIPTION

PARCEL 1: THE WESTERLY 45.00 FEET OF THAT PART OF LOT 160 BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 160; THENCE NORTH 06 DEGREES 09 MINUTES 52 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 160, 18.95 FEET; THENCE NORTH 83 DEGREES 50 MINUTES 08 SECONDS EAST 7.43 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 07 DEGREES 36 MINUTES 53 SECONDS WEST 80.00 FEET; THENCE NORTH 82 DEGREES 23 MINUTES 07 SECONDS EAST 151.34 FEET; THENCE SOUTH 7 DEGREES 36 MINUTES 53 SECONDS EAST 80 FEET; THENCE SOUTH 82 DEGREES 23 MINUTES 07 SECONDS, WEST 151.34 FEET TO THE POINT OF BEGINNING, ALL IN THE PHEASANT LAKE TOWNHOMES UNIT 2, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE PHEASANT LAKE TOWNHOMES DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS, RECORDED OCTOBER 11, 1994 AS DOCUMENT 94871914 AS AMENDED, AND AS CREATED BY DEED FROM FIRST UNITED BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 29, 1993 KNOWN AS TRUST NUMBER 1661 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS

Property Address: 8917 Mallard Road, Tinley Park, IL 60487

Permanent Index Number (PIN): 27-34-409-029-0000