

UNOFFICIAL COPY

Doc#. 2201407014 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/14/2022 07:40 AM Pg: 1 of 2

Dec ID 20211201676040
ST/CO Stamp 1-915-042-448 ST Tax \$500.00 CO Tax \$250.00

1/3 WH
216ND 66504B
TRUSTEES DEED

MAIL RECORDED DEED TO:
MA Group Investments, LLC
11046 W. 167th PL
Orland Park, IL 60467

MAIL TAX BILL TO:
MA Group Investments, LLC
11046 W. 167th PL
Orland Park, IL 60467

THE GRANTOR, Victor E. O'Leary, Trustee of the Victor E. O'Leary Revocable Living Trust dated June 28, 2010, of Tinley Park, IL, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the power and authority vested in the Grantor as Trustee, CONVEYS AND QUIT CLAIMS to MA Group Investments LLC, an Illinois Limited Liability Company, of 11046 W. 167th Place, Orland Park, IL 60467, to have and to hold, all interest in the following described real estate, situated in Cook County, State of Illinois, to wit:

PARCEL 1:

LOT 7 IN CREEKSIDE MANOR BEING A SUBDIVISION OF LOTS 2, 3 AND 4 IN BLOCK 10 IN ELMORE'S OAK PARK AVENUE ESTATES, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF DRAINAGE DITCH CONVEYED BY DOCUMENT NUMBER 377150) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE WEST 40 FEET AND THE SOUTH WESTERLY 40 FEET OF LOT 10, THE SOUTH WESTERLY 40 FEET OF LOT 11, AND THE SOUTH EASTERLY 40 FEET AND THE EAST 40 FEET OF LOT 12 AS SHOWN ON THE PLAT OF CREEKSIDE MANOR RECORDED NOVEMBER 16, 1971 AS DOCUMENT NUMBER 21713942 AND AS CREATED BY DEED FROM PULLMAN BANK AND TRUST COMPANY CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 10, 1967 AND KNOWN AS TRUST NUMBER 71-80509 TO SUSAN CARR RECORDED AS DOCUMENT 22056900 AND RERECORDED AS DOCUMENT 24898667.

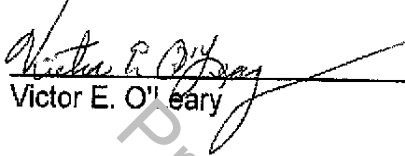
Permanent Index Number: 28-30-113-018-0000
Property Address: 7121 W. 170th St., Tinley Park, IL 60477

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

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Subject, however to general real estate taxes not due and payable at time of closing; special assessments confirmed after Contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

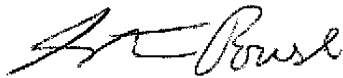
Dated this 21st day of December, 2021.

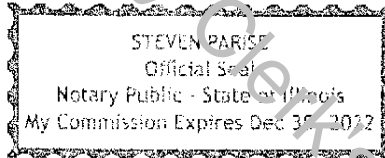

Victor E. O'Leary

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Victor E. O'Leary, Trustee of the Victor E. O'Leary Revocable Living Trust dated June 28, 2010, 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 set forth therein.

Given under my hand and notarial seal, this 21st day of December, 2021.


Notary Public



PREPARED BY:
Steven Parise
Attorney at Law
3333 Warrenville Rd., Suite 200
Lisle, IL 60532

Property of Cook County Clerk's Office