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TRUSTEE'S DEED (ILLINOIS)

Doc#: 2201813346 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/18/2022 02:05 PM Pg: 1 of 2

Dec ID 20220101691900
ST/CO Stamp 0-461-788-816 ST Tax \$68.00 CO Tax \$34.00

THIS INDENTURE, made this
6th day of January, 2022
between JUDY LITZAU,
as Successor Trustee under the
terms and provisions of a certain
Trust Agreement dated
the 14th day of November 2019
and known as
**THE KENNETH J. PETZKE
TRUST #2019-101**
16202 Lake Villa Ave.
Tinley Park, IL 60477
GRANTOR

(The Above Space For Recorder's Use Only)

and **MICHAEL CHOWANIEC, a married man** GRANTEE
8245 S. Park Ave.
Burr Ridge, IL 60527

WITNESSETH, That the grantor, JUDY LITZAU, Successor-Trustee of THE KENNETH J. PETZKE TRUST #2019-101 dated the 14th day of November 2019, in consideration of the sum of TEN and 00/100 Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantor as said trustee and of every other power and authority the grantor hereunto enabling, does hereby convey and quitclaim unto the Grantee, MICHAEL CHOWANIEC, a married man, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

SEE REVERSE SIDE FOR LEGAL DESCRIPTION

together with the tenements, hereditaments and appurtenances there unto belonging or in any wise appertaining. Subject to covenants, conditions, and restrictions of record and building lines and easements, if any; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number: 24-18-201-027-1076
Address of Real Estate: 10330 S. Ridgeland Unit 108 Chicago Ridge, IL 60415

IN WITNESS WHEREOF, the grantor, as successor-trustee as aforesaid, has hereunto set her hand and seal the day and year first above written.

Judy Litzau (SEAL)
Judy Litzau
As Successor Trustee as Aforesaid

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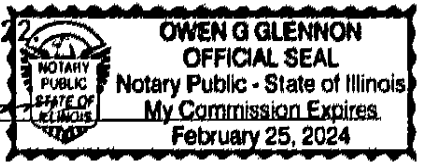
State of Illinois)
) SS
 County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that JUDY LITZAU, the Successor Trustee under The Kenneth J. Petzke Trust #2019-101 dated the 14th day of November 2019 is personally known to me be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as such trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6th day of January, 2022

Commission expires February 26, 2024.

Owen G. Glennon
 Notary Public



LEGAL DESCRIPTION

UNIT NUMBER 108 IN RIDGE STATION CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 1 (EXCEPT THE EAST 6.0 FEET OF THE SOUTH 25 FEET) AND LOT 2 (EXCEPT THE EAST 6 FEET OF THE NORTH 25 FEET) IN HILLOREST APARTMENTS, A RESUBDIVISION OF THAT PART OF LOT 4 IN WALES TOBEY'S SUBDIVISION OF THE NORTH HALF OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY LINE OF THE RIGHT-OF-WAY OF THE WABASH, ST. LOUIS AND PACIFIC RAILWAY COMPANY, (NOW THE NORFOLK & WESTERN RAILWAY COMPANY) AND EAST OF A LINE 350 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18, EXCEPT ROADWAYS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 22, 2000 AS DOCUMENT NO. 00740778 (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

This instrument was prepared by OWEN G. GLENNON, ATTORNEY AT LAW, 14210 Woodward Drive Orland Park, IL 60462-2321.

MAIL TO:

Tracey Rapp & Associates, P.C.
 Attorneys at Law
 552 S. Elizabeth
 Lombard, IL 60148

SEND SUBSEQUENT TAX BILLS TO:

Michael Chowaniec
 8245 S. Park Ave.
 Burr Ridge, IL 60527