

UNOFFICIAL COPY

TRUSTEE'S DEED

Doc#: 2206239194 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 03/03/2022 10:36 AM Pg: 1 of 4

MAIL TAX BILL TO:

Verlyn Biere
11904 Sterling Dr.
Orland Park, Illinois 60467

Dec ID 20220301639469

ST/CO Stamp 1-206-142-352 ST Tax \$340.00 CO Tax \$170.00

MAIL RECORDED DEED TO:

Jim DeBruyn
15252 S Harlem Ave
Orland Park, IL 60462

THE GRANTOR, GRACE M. LYNCH, as successor trustee of the, **DECLARATION OF REVOCABLE LIVING TRUST OF EDMUND BALDYS DATED DECEMBER 9, 1993 AND KNOWN AS THE EDMUND BALDYS LOVING TRUST, AS TO AN UNDIVIDED 50% INTEREST; ANIELA BALDYS, AS TRUSTEE OF THE DECLARATION OF REVOCABLE LIVING TRUST OF ANIELA BALDYS DATED DECEMBER 9, 1993 AND KNOWN AS THE ANIELA BALDYS LOVING TRUST, AS TO AN UNDIVIDED 50% INTEREST**, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, **CONVEYS AND WARRANTS to VERLYN K. BIERE AND THOMAS S. SUHS, TRUSTEES OF THE VERLYN K. BIERE LIVING TRUST DATED MAY 10, 2017 AS TO AN UNDIVIDED 50% INTEREST AND THOMAS S. SUHS AND VERLYN K. BIERE, TRUSTEES OF THE THOMAS S. SUHS LIVING TRUST DATED MAY 10, 2017 AS TO AN UNDIVIDED 50% INTEREST**, of 11904 Sterling Dr., Orland Park, IL 60467, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION.

Permanent Index Number: 27-06-310-013-0000

Property Address: 11904 Sterling Dr., Orland Park, Illinois 60467

Subject, however, to the general real estate taxes not due and payable at the time of Closing, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Chicago Title

22 GSC 303107W)

10/1

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DATED this 22 day of February, 2022

Grace Lynch

GRACE M. LYNCH,

AS SUCCESSOR TRUSTEE OF EDMUND BALDYS LOVING TRUST DATED DECEMBER 9, 1993

STATE OF ILLINOIS)
) SS
COUNTY OF Will)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **GRACE M. LYNCH** as successor trustee of the, **EDMUND BALDYS LOVING TRUST DATED DECEMBER 9, 1993**, 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 22 day of February, 2022.

Giovanna Cantarino
Notary Public



PREPARED BY:
Berardi and Associates, LLC
Attorney Mark M. Berardi
14919 Founders Crossing
Homer Glen, Illinois 60491

Property
County
Clerk's Office

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TRUSTEE'S DEED

THAT PART OF LOT 4 OF GALLAGHER AND HENRY'S TOWNHOMES AT LONG RUN CREEK OF ORLAND PARK UNIT 5, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 2004 AS DOCUMENT NUMBER 0412818076, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 00 DEGREES 14 MINUTES 04 SECONDS WEST 124.35 FEET, ALONG THE WESTERLY LINE OF SAID LOT 4; TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 86 DEGREES 46 MINUTES 23 SECONDS EAST 61.39 FEET, ALONG THE NORTHERLY LINE OF SAID LOT 4; THENCE SOUTH 88 DEGREES 52 MINUTES 02 SECONDS EAST 82.79 FEET, ALONG SAID NORTHERLY LINE OF LOT 4, TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 52 MINUTES 02 SECONDS EAST 22.26 FEET, ALONG SAID NORTHERLY LINE OF LOT 4, TO A POINT OF CURVE; THENCE NORTHEASTERLY 70.67 FEET, ALONG SAID NORTHERLY LINE OF LOT 4, SAID LINE BEING A CURVE TO THE LEFT HAVING A RADIUS OF 62.37 FEET AND THE CHORD OF SAID CURVE BEARS NORTH 81 DEGREES 38 MINUTES 18 SECONDS EAST 20.58 FEET, TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 06 DEGREES 02 MINUTES 29 SECONDS EAST 120.52 FEET, ALONG THE EASTERLY LINE OF SAID LOT 4, TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTHWESTERLY 26.86 FEET, ALONG THE SOUTHERLY LINE OF SAID LOT 4, SAID LINE BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 315.00 FEET AND THE CHORD OF SAID CURVE BEARS SOUTH 87 DEGREES 19 MINUTES 20 SECONDS WEST 26.86 FEET, TO A TANGENT LINE; THENCE SOUTH 89 DEGREES 45 MINUTES 55 SECONDS WEST 27.99 FEET, ALONG SAID SOUTHERLY LINE OF LOT 4; THENCE NORTH 00 DEGREES 14 MINUTES 05 SECONDS WEST 118.67 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office