

UNOFFICIAL COPY

TRUSTEES DEED

ILLINOIS

Doc#: 2216712145 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/16/2022 07:56 AM Pg: 1 of 2

Dec ID 20220601640540
ST/CO Stamp 0-687-542-352 ST Tax \$290.50 CO Tax \$145.25

FIDELITY NATIONAL TITLE
OC22014540

Above Space for Recorder's Use Only

The Grantor, Carl Moak, as Successor Trustee under the provisions of a Trust Agreement dated the 18th day of February, 2020 and known as the Audrey A. Moak Trust, of the Village of Orland Park, County of Cook, State of Illinois, in consideration of the sum of TEN and 00/100 DOLLARS and other good and valuable consideration in hand paid, 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 WARRANT unto the Grantees, Robert Jeffries and Nancy Jeffries, husband and wife, of 12123 S. 72nd Ave, Palos Heights, Illinois, as tenants by the entirety, in fee simple, the following described real estate situated in the County of DuPage in the State of Illinois, to wit:

Legal Description: See page 2


Permanent Real Estate Index Number: 27-32-400-027-1042

Address of Real Estate: 18235 Montana Court, Orland Park, IL 60457

together with the tenements, hereditament and appurtenances thereto belonging or in any wise appertaining, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2021 and subsequent years; Covenants, conditions and restrictions of record, if any;

The date of this deed of conveyance is June 7, 2022.

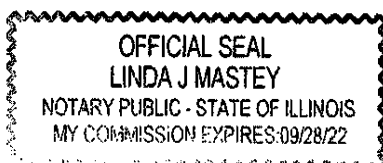

Carl Moak, as Successor Trustee of the
Audrey A. Moak Trust dated February 18, 2020

State of Illinois

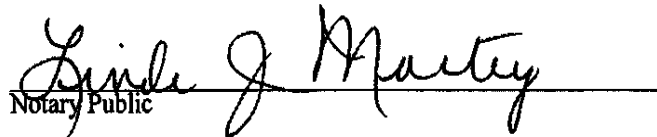
SS

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carl Moak, 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 official seal on June 7, 2022.


Notary Public

UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as: 18235 Montana Court
Orland Park, IL 60467

Legal Description:

UNIT 85 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN EAGLE RIDGE CONDOMINIUM UNIT II, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 91315399 AS AMENDED FROM TIME TO TIME IN THE SOUTHEAST 1/ OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX

09-Jun-2022



COUNTY:	145.25
ILLINOIS:	290.50
TOTAL:	435.75

27-32-400-027-1042

| 20220601640540 | 0-687-542-352

Grantee's Address:

This instrument was prepared by
Andrew J. Kutsulis, Jr.
Schussler & Kutsulis, Ltd.
9631 West 153rd Street Ste 35
Orland Park, IL 60462

Send subsequent tax bills to:
Robert Jeffries
Nancy Jeffries
18235 Montana Court
Orland Park, IL 60467

Mail recorded document to:
Albert Bettuzzi
Attorney at Law
1021 S. Vine Ave
Park Ridge, IL 60068