## UNOFFICIAL CO

## PREPARED BY:

Margaret O'Sullivan, PC 10723 W. 159th Street Orland Park, IL 60467

MAIL TAX BILL TO:

Felipe Quezada 13717 S. 88th Ave. Orland Park, IL 60462

MAIL RECORDED DEED TO:

Veronica Campos, Esq. 10224 S. Kedzie Ave. Evergreen Park, IL 60805 Doc#. 2221321057 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 08/01/2022 08:20 AM Pg: 1 of 1

Dec ID 20220701683200

ST/CO Stamp 0-802-798-672 ST Tax \$425.00 CO Tax \$212.50

## TRUSTEE'S DEED

THIS INDENTURE, made this \_\_ day of July, 2022, between Anthony P. Nicosia, as Trustee of the Anthony P. Nicosia Revocable Living Trust dated August 6, 2007 as to a 50% interest and Sharon M. Nicosia, as Trustee of the Sharon M. Nicosia Revocable Living Trust dated April 6, 2007 as to a 50% interest, GRANTOR, and Felipe Quezada, a single man, of 4505 W. 65th Place, Chicago IL 60629, GRANTEE

WITNESSETH, That GRANTOR, in consideration of the sum of Ten and no/100ths (\$10.00), 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 in fee simple unto the GRANTEE, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 86 IN ORLAND ON THE GREEN UNIT NO. 2 BEING A SUBDIVISION I'N PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 27-02-123-003-0000

ADDRESS: 13717 S. 88th Avenue, Orland Park, IL 60462

together with the tenements, hereditaments and appurtenances belonging c. in any wise appertaining.

SUBJECT TO: general real estate taxes not due and payable at the time of closing; coverants, conditions and restrictions of record; and, building lines and easements, if any; party wall rights and agreements, if any; and, limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

IN WITNESS WHEREOF, the Grantor, as trustee, as aforesaid, does hereunto set his/her hand and real he day and year first above written.

Anthony P. Nicosia, as Trustee of the Anthony P. Nicosia Revocable Living Trust dated August 6, 2007 as to a 50% interest

Sharon M. Nicosia, as Trustee of the Sharon M. Nicosia Revocable Living Trust dated August 6, 2007 as to a 50% interest

State of Illinois

) SS:

County of Cook

Commission Expires:

I, the undersigned, A Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Anthony P. Nicosia, as Trustee of the Anthony P. Nicosia Revocable Living Trust dated August 6, 2007 as to a 50% interest and Sharon M. Nicosia, as Trustee of the Sharon M. Nicosia Revocable Living Trust dated April 6, 2007 as to a 50% interest, 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this  $\ensuremath{\omega}$ 

OFFICIAL SEAL MARGARET O'SULLIVAN NOTARY PUBLIC - STATE OF ILLINOIS