

Doc#: 2224139092 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/29/2022 10:43 AM Pg: 1 of 2

Dec ID 20220801618375
ST/CO Stamp 0-252-848-720 ST Tax \$150.00 CO Tax \$75.00

Above Space for Recorder's Use Only

THIS INDENTURE made this 29th day of August, 2022 by James P. Noonan and Christine G. Noonan, as Trustees under the provisions of a declaration of trust known as The James P. Noonan and Christine G. Noonan Trust dated April 23, 2020 hereinafter referred to as Grantor, and T & A Building Management LLC, hereinafter referred to as Grantee:

WHEREAS, Grantor is the duly acting Trustee of James P. Noonan and Christine G. Noonan, as Trustees under the provisions of a declaration of trust known as The James P. Noonan and Christine G. Noonan Trust dated April 23, 2020, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantor, not individually but as such Trustee, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to: T & A Building Management LLC pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as 14340 W. La Grange, Orland Park, IL 60462, legally described as:

PARCEL 1:

UNITS NUMBERED O-6, O-7, O-8 AND O-9 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH 131.0 FEET OF THAT PORTION OF LOT 15 IN THE SUBDIVISION OF LOTS 1, 2, 3, AND 4 IN COTTAGE HOME SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM PARTS TAKEN FOR WIDENING OF 143RD STREET AND KEAN AVENUE AND EXCEPT THAT PART CONVEYED TO THE DEPARTMENT OF TRANSPORTATION IN ORDER RECORDED FEBRUARY 24, 2017 AS DOCUMENT 1704519061) IN COOK COUNTY, ILLINOIS LYING SOUTH OF THE SOUTH LINE OF LOT 19 IN EAST ORLAND SUBDIVISION AS PER PLAT RECORDED FEBRUARY 11, 1941 AS DOCUMENT 12622358 PRODUCED AND EXTENDED EAST OF THE EAST LINE OF SAID LOT 15 ALL THE ABOVE BEING IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THAT CERTAIN DECLARATION ESTABLISHING A PLAT OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JULY 7, 1982 AS DOCUMENT NUMBER 26282088, AS AMENDED BY THE FIRST AMENDMENT THERETO RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JULY 28, 1982 AS DOCUMENT NUMBER 26303664, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION AND FIRST AMENDMENT THERETO.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DRIVEWAY EASEMENT AGREEMENT RECORDED ON JULY 7, 1982 AS DOCUMENT NUMBER 26282087 FOR A COMMON DRIVEWAY AND FOR INGRESS AND EGRESS.

SUBJECT TO: General real estate taxes for 2021 ^{2nd installment} and subsequent years.

Permanent Index Number: 27-09-215-040-1009, 27-09-215-040-1007, 27-09-215-040-1008, and 27-09-215-040-1006
Address(es) of Real Estate: 14340 W. La Grange, Orland Park, IL 60462



UNOFFICIAL COPY

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustee, in and to the premises.

IN WITNESS WHEREOF, Grantor, not individually, but as Trustee aforesaid, has hereunto set their hand and seal the day and year first above written.

by means of physical presence or online notarization

James P. Noonan as trustee
James P. Noonan as Trustees under the provisions of a declaration of trust known as The James P. Noonan and Christine G. Noonan Trust dated April 23, 2020

by means of physical presence or online notarization

Christine G. Noonan as trustee
Christine G. Noonan, as Trustees under the provisions of a declaration of trust known as The James P. Noonan and Christine G. Noonan Trust dated April 23, 2020

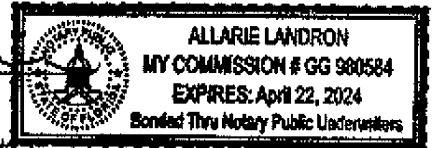
STATE OF FLORIDA)
) ss
COUNTY OF SUMTER)

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that James P. Noonan and Christine G. Noonan, as Trustees under the provisions of a declaration of trust known as The James P. Noonan and Christine G. Noonan Trust dated April 23, 2020 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 such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 19 day of August, 2022

Allarie Landron
NOTARY PUBLIC

Commission expires April 22, 2024



This instrument was prepared by: John N. Farrell, 10610 S. Cicero Avenue, Oak Lawn, IL 60453

MAIL TO:
William Drew
1063 E. 9th Street
Lockport, IL 60441

SEND SUBSEQUENT TAX BILLS TO:
T & A Building Management LLC
14340 W. La Grange
Orland Park, IL 60462

Or Recorder's Office Box No.

REAL ESTATE TRANSFER TAX		20-AUG-2022
COUNTY:		75.00
ILLINOIS:		150.00
TOTAL:		225.00
27-09-215-040-1007 20220801618375 0-252-848-720		