

UNOFFICIAL COPY

THIS DOCUMENT PREPARED BY:

Michael J. Durkin
Pedersen & Houpt
161 North Clark Street, Suite 2700
Chicago, Illinois 60601

AFTER RECORDING, MAIL TO:

Michael J. Durkin
Pedersen & Houpt
161 North Clark Street, Suite 2700
Chicago, Illinois 60601

SEND FUTURE TAX BILLS TO:

Karen Anselmo
Old National Wealth Management
520 N. Cass Avenue
Westmont, Illinois 60559



Doc# 2227722054 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/04/2022 03:48 PM PG: 1 OF 4

Above Space for Recorder's Use Only

TRUSTEES' DEED

THE GRANTOR(S), FIFTH THIRD BANK, not individually but solely as Trustee of the under agreement dated June 22, 1987 and known as the HELEN E. BREMMER DESCENDANTS TRUST for the Benefit of Kathleen Ann McGrath, of 1701 Golf Road, Suite 1-800, Rolling Meadows, Illinois 60008, for and in consideration of TEN AND NO/100s DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) to OLD NATIONAL BANK, not individually but solely as successor Trustee under agreement dated June 22, 1987 and known as the HELEN E. BREMMER DLSCENDANTS TRUST for the Benefit of Kathleen Ann McGrath, of Palos Heights, Illinois, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Permanent Index Number: 23-36-303-124-1009
Address of Real Estate: 13212 Westview Drive, Palos Heights, Illinois

Subject to covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through the Grantee; all special governmental taxes or assessments confirmed and unconfirmed, if any; the Grantee's mortgage or trust deed, if any, acts done or suffered by or through the Grantee; and general real estate taxes not yet due and payable at the date hereof.

Exempt pursuant to subparagraph e, Section 4 of the Illinois Real Estate Transfer Act, 35 ILCS 200/31-45

Dated: 10/4/2022

REAL ESTATE TRANSFER TAX

04-Oct-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

01439246v1

23-36-303-124-1009

| 20221001657179 | 0-646-655-568

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Dated this 19th day of August, 2022.

FIFTH THIRD BANK, as Trustee for the
BREMNER TRUST FBO K CAPUANO



By: Tracey Middlebrook

Its: Vice President, Regional Trust Real Estate Manager



By: Brian Nagorsky

Its: Vice President, Regional Trust Real Estate Manager

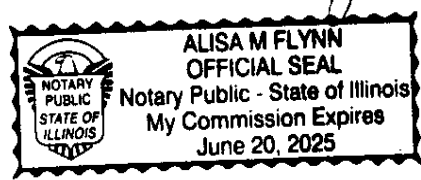
Property of COOK COUNTY Clerk's Office

State of Illinois)
) SS
County of Cook)

I, Alisa M. Flynn, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brian Nagorsky, Vice President, Regional Trust Real Estate Manager and _____, Vice President, Regional Trust Real Estate Manager, not individually but solely as Trustee under agreement dated June 22, 1987 and known as the HELEN E. BREMNER DESCENDANTS TRUST for the Benefit of Kathleen Ann McGrath, personally known to me as the same person(s) whose names 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 for the uses and purposes therein set forth.

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

Alisa M. Flynn (Notary Public)



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EXHIBIT A

LEGAL DESCRIPTION

UNIT #13212 AS DELINEATED ON SURVEY OF CERTAIN LOTS OR PARKS THEREOF IN BURNSIDE'S OAK HILLS COUNTRY CLUB VILLAGE SUBDIVISION UNIT I, BEING A SUBDIVISION OF PART OF THE NORTH 985 FEET OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 25, 1976 AS DOCUMENT 23684897 WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY BURNSIDE CONSTRUCTION COMPANY, A CORPORATION OF ILLINOIS, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS AS DOCUMENT #23771002 TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATION AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD IN PERCENTAGE SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.

PIN: 23-36-303-124-1009

Address: 13212 Westview Drive, Palos Heights, Illinois

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of the beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: October 4, 2022

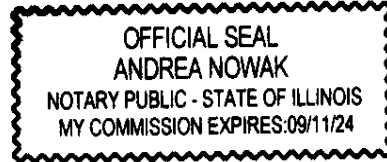
Signature: _____

Karen Thompson
Grantor or Agent

SUBSCRIBED AND SWORN to before me
by the said Agent this 4th day of October, 2022.

[Signature]

Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: October 4, 2022

Signature: _____

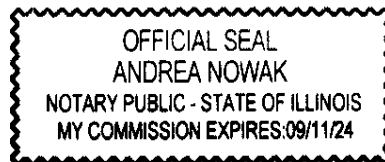
Karen Thompson

Grantee or Agent

SUBSCRIBED AND SWORN to before me
by the said Agent this 4th day of October, 2022.

[Signature]

Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.