FFICIAL CO

TRUSTEE'S DEED

Doc#, 2228412233 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 10/11/2022 04:11 PM Pg: 1 of 2

Dec ID 20220901653606

ST/CO Stamp 1-259-953-744 ST Tax \$1,650.00 CO Tax \$825.00

THE GRANTOR, DANIEL A. MEEHAN, as trustee of the Daniel A. Meehan Trust dated July 14, 2017, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and in pursuance of the power and authority the grantor hereunto enabling, does hereby

CONVEY and WAPRANT to GRANTEE, ARTSIOM KARABEINIKAU, 1482 Polo Court, Bartlett, Illinois, the following Real Estate cituated in the County of Cook, in the State of Illinois, to wit:

LOT 123 IN BRAYMORE HILLS OF INVERNESS - UNIT NO. 2, A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1987, AS DOCUMENT 87406843, IN COCK COUNTY, ILLINOIS.

Subject to: General taxes not due and owing at the time of closing, covenants, conditions and restrictions of record; building lines and easements, if any, together with the tenements, hereditaments and appurtenances there unto belonging or in any wise appertaining; terms and provisions of the Declaration of Homeowner's Association/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

Permanent Real Estate Index Number: 01-13-206-003-0000

Address of real estate:

1565 Macalpin Circle, Inverness, Illinois 60010

IN WITNESS WHEREOF, the grantor, DANIEL A. MEEHAN, as Trustee as aforesaid, hereunto sets his hand and seal this 29th day of September, 2022.

DANIEL A MEEHAN Frustee

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UNOFFICIAL COPY

State of Illinois)	
)	SS
County of Cook)	

I, Michele Conduin, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that DANIEL A. MEEHAN, 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.

Given under my hand and official seal, this 39th day of extender, 2022.

MICHELE GOODWIN OFFICIAL SEAL Notary Public - State of Illinois My Commission Expires Jun 27, 2025 Notary Public

My commission expires

This instrument was prepared by: Phillip A. Couri 552 Lincoln Avenue Winnetka, Illinois 60093 847-446-7372

Mail recorded deed to:

Phillip A. Couri COURI and COURI 552 Lincoln Avenue Winnetka, Illinois 60093 Send Subsequent Tax Bills to:

Artsiom Karabeinikau 1565 Macalpin Circle Inverness, Illinois 60010