TRUSTEE'S DEED UNOFFICIAL COPY

Doc#. 2230410140 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 10/31/2022 01:47 PM Pg: 1 of 3

Dec ID 20221001675446

ST/CO Stamp 1-041-893-712 ST Tax \$315.00 CO Tax \$157.50

THIS INDEXTURE, made this 26th day of October, 2022 by E. Patrick Franz, as Successor Trustee of The Edward L. Terry Living Trust dated November 20, 2020 hereinafter referred to as Grantor, and Sherrin Dunns, AN UNIMARKED WOMAN hereinafter referred to as Grantee:

WHEREAS, Grantor is the duly acting Trustee of The Edward L. Terry Living Trust dated November 20, 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 Granton, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to: Sherrin Dunns 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 13217 North Country Club Court, Unit 2AA, Palos Heights, IL 60463, legally described as:

Parcel 1: Unit No. 13217-2-aa in Oak Hills Condominium 1 as delineated on survey of certain lots or parts thereof in Burnside's Oak Hills Country Club Village Subdivision in the Southwest 1/4 of Section 36, Township 37 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as Exhibit 'A' to Declaration of Condominium Ownership made by Burnside Construction Company, an Illinois Corporation, recorded in the office of the recorder of deeds, in Cook County, Illinois as Document 23684699; 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 recorded pursuant to said declaration, and together with additional common elements as such amended declaration are filed of record in the percentage set forth in such amended declaration, which percentages shall automatically be deemed to be conveyed effective on the recording of each such amended declaration as though conveyed hereby.

Parcel 2: Easement for Ingress and Egress for the benefit of Parcel 1 as set forth in the Declaration of Easements recorded as Document 23771002 and as created by deed from Burnside Construction Company, a corporation of Illinois, to Beverly Bank as Trustee Under Trust Agreement dated August 8, 1978 and known as trust number 86138 in Cook County, Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; unconfirmed special governmental taxes or assessments for improvements not yet completed; and general

real estate taxes for 2021 and subsequent years.

Permanent Index Number:

23-36-303-143-1135

Address of Real Estate:

13217 North Country Club Court, Unit 2AA, Palos Heights, IL 60463

UNOFFICIAL COP

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 his

hand and seal the day and year first above written?

E. Patrick Franz, as Frustee of The Edward L. Terry Living Trust dated

November 20, 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 E. Patrick Franz, as Successor Trustee of The Edward L. Terry Living Trust dated November 20, 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 ack is wledged that he 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 23th day of October, 202

NOTARY PUBLIC

OFFICIAL SEAL AARON BASCH NO ARY PUBLIC, STATE OF ILLINOIS MY COMPASSION EXPIRES: 09/03/2026

This instrument was prepared by: Aaron Basch Ladewig and Basch, P.C., 5600 W. 127th Street, Crestwood, IL 60445

MAIL TO:

Sherrin Dunns 13217 North Country Club Ct Unit 2 AA Palos Heights, IL 60463

SEND SUBSEQUENT TAX BYLLS TO:

Sherrin Dunns 13217 North Country Club Court, Unit 2AA Palos Heights, IL 60463

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-		COUNTY:	157.50
		ILLINOIS:	315.00
		TOTAL:	472.50
-, -	23-36-303-143-1135	20221001675446	-041-893-712

2230410140 Page: 3 of 3

C/OPTS OPFIC

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LEGAL DESCRIPTION:

Parcel 1: Unit No. 13217-2-aa in Oak Hills Condominium 1 as delineated on survey of certain lots or parts thereof in Burnside's Oak Hills Country Club Village Subdivision in the Southwest 1/4 of Section 36, Township 37 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as Exhibit 'A' to Declaration of Condominium Ownership made by Burnside Construction Company, an Illinois Corporation, recorded in the office of the recorder of deeds, in Cook County, Illinois as Document 23684699; 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 recorded pursuant to said declaration, and together with additional common elements as such amended declaration are filed of record in the percentage set forth in such amended declaration, which percentages shall automatically be deemed to be conveyed effective on the recording of each such amended declaration as though conveyed hereby.

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PROPERTY ADDRESS:

13217 North Country Club Court, Unit 2AA, Palos Heights, 11, 60463

PERMANENT INDEX NUMBER:

23-36-303-143-1135