

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 INDENTURE, 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 UNMARRIED 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 Grantee, 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 record 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 COPY

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.

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 86135 in Cook County, Illinois.

PROPERTY ADDRESS:

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

PERMANENT INDEX NUMBER:

23-36-303-143-1135