

UNOFFICIAL COPY

Greater Illinois Title Co.
120 North LaSalle St., #900
Chicago, IL 60602

GIT File #: 41073126GS

Doc#: 2230528057 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/01/2022 10:19 AM Pg: 1 of 3

Dec ID 20221001667450
ST/CO Stamp 0-641-599-824 ST Tax \$350.00 CO Tax \$175.00

RECORDING COVER SHEET

Cook County Recorder

TYPE OF DOCUMENT: Trustee's Deed

Re.:

Property address: 622 North Prospect Manor Avenue, Mount Prospect, IL 60056
Tax Number: 03-34-101-028-0000

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GIT 41078226gs 2/3 ^{BL}
TRUSTEE'S DEED

THIS INDENTURE, made this 27th day of **October, 2022**, between **John J. Novak**, as Trustee of the **Novak Revocable Trust under trust agreement dated June 3, 2008**, of Mount Prospect, Illinois, party of the first, party of the first part, and **Sean Benka**, *an unmarried man*, of Palatine, Illinois,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does Convey and Warrant unto the party of the second part, FOREVER, ~~not as tenants in common but as Joint Tenants with Right of Survivorship~~ all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

Legal Description:

THE EAST 1/2 OF THAT PART OF VACATED MOEMAC AVENUE LYING WEST OF THE WEST LINE OF PROSPECT MANOR AVENUE AND EAST OF THE EAST LINE OF FAIRVIEW AVENUE, (VACATED DECEMBER 20, 1954 AS DOCUMENT NUMBER 16103192) IN RANDVIEW HIGHLANDS, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index No.: 03-34-101-028-0000; †

Property Address: 622 N. Prospect Manor Ave., Mount Prospect, Illinois 60056;

together with the tenement and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second and to the proper use, benefit and behoof of said party of the second part, subject to: covenants, conditions and restrictions of record and building lines and easements that do not interfere with the current use and enjoyment of the real estate; acts done by or suffered through the party of the second part; and general real estate taxes not due and payable as of the date hereof.

And the party of the first part hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of the deed in trust delivered to said Trustee in pursuance of the Trust above-mentioned.

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IN WITNESS WHEREOF, said party of the first part has caused its name as Trustee to be signed to these presents the day and year first above written.

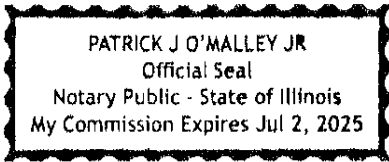
John J. Novak BY
Robert J. Novak AS AGENT

John J. Novak, as Trustee of the
Novak Revocable Trust under trust
agreement dated June 3, 2008, by
Robert J. Novak, as agent

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

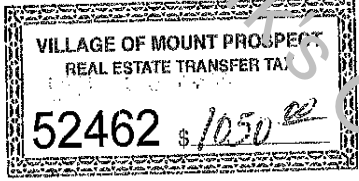
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Robert J. Novak**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed 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 27th day of October, 2022.



[Handwritten Signature]
Notary Public

| REAL ESTATE TRANSFER TAX | | 28-Oct-2022 |
|--------------------------|--------------------------------|---------------|
| | COUNTY: | 175.00 |
| | ILLINOIS: | 350.00 |
| | TOTAL: | 525.00 |
| 03-34-101-028-0000 | 20221001667450 0-641-599-824 | |



This instrument prepared by:
Patrick J. O'Malley Jr.
Attorney at Law
12314 South 86th Avenue
Palos Park, Illinois 60464

After recording mail to:
~~Angelina & Herrick PC~~
~~Attorneys at Law~~
~~1895 C Rehlwing Road~~
~~Rolling Meadows, Illinois 60008~~



Send subsequent tax bills to:
Sean Benka
622 N. Prospect Manor Ave.
Mount Prospect, Illinois 60056