

Doc#: 2300646140 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/06/2023 01:45 PM Pg: 1 of 4

Dec ID 20221201621316  
ST/CO Stamp 1-328-882-512

**TRUSTEE'S DEED**

This indenture made this 7th day of December, 2022 between MARQUETTE BANK, an Illinois Banking Association, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a trust agreement dated the 18th day of May, 2011 and known as Trust Number 19598, of the first part, and

**GEORGE M. ECK, JR., A MARRIED MAN, AND DONALD M. WITTE, A MARRIED MAN, AS TENANTS IN COMMON**

Whose address is: 11923 89th Court, Palos Park, Illinois 60464 party of the second part, Witnesseth, That said party of the first part in consideration of the sum of TEN and No/100 Dollars AND OTHER GOOD AND VALUABLE consideration in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in COOK County, Illinois:

**LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF**

Permanent Index No.: 28-18-100-060-0000

Address of Property: 15251 S. Harlem Avenue, Oak Forest, Illinois 60452

together with the tenements and appurtenances thereto belonging, TO HAVE AND TO HOLD the same unto said party of the second part and to the proper use, benefit and behoof of said party of the second part.

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 said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof. IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its Trust Officer and Assistant Secretary, the day and year first above written.

**MARQUETTE BANK, as Trustee Aforesaid**

By: Joyce A. Madsen  
Joyce A. Madsen Trust Officer

Attest: Diane Hall  
Diane Hall Assistant Secretary

State of Illinois )  
                                  ) SS  
County of Cook)

I, the undersigned, a Notary Public, in and for said County and State, do hereby certify that the above named Trust Officer and Assistant Secretary of the MARQUETTE BANK, Grantor, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, and that they signed, sealed and delivered the said instrument as their free and voluntary act of said Bank for the uses and purposes therein set forth.



Given under my hand and Notary Seal the 7th day of December, 2022.  
Venessa M. Villanova  
Notary Public

This instrument was prepared by:  
Joyce A. Madsen, Trust Officer, Marquette Bank  
9533 W. 143rd Street, Orland Park, Illinois 60462

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

The North 33.00 feet of the West 640 feet except that part lying South of the North 33 feet thereof of the West 1/2 of the Northwest 1/4 of Section 18, Township 36 North, Range 13, East of the Third Principal Meridian, (except the North 22 acres thereof and that part, if any, falling South of the South line of the North 22 acres and North of the South line of the North 793.68 feet thereof and except the South 40 3/4 acres at the West 1/2 of the Northwest 1/4 of said Section), in Cook County, Illinois.

Permanent Index No.: 28-18-100-060-0000

Property Address: 15251 S. Harlem Avenue, Oak Forest, IL 60452

---

After Recording, Return To:

James E. DeBruyn, Attorney  
DeBruyn, Taylor and DeBruyn Ltd.  
15252 S. Harlem Avenue  
Orland Park, IL 60462

Mail Future Tax Bills To:

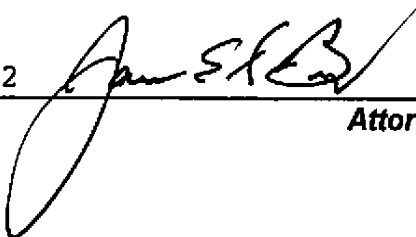
George M. Eck, Jr.  
11923 S. 89th Court  
Palos Park, IL 60464

---

**NO TAXABLE CONSIDERATION: Exempt under Section 4(e) of the Real Estate Transfer Tax Act and Cook County Ordinance No. 95104.**

12/22/22

Date



Attorney

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

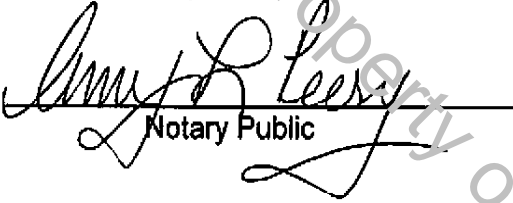
## STATEMENT BY GRANTOR AND GRANTEE

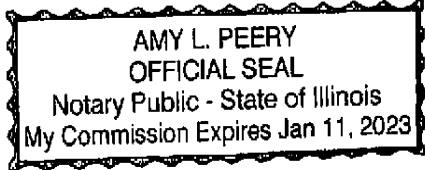
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: December 22, 2022

Signature:   
Grantor or Agent

Subscribed and sworn to before me this  
22nd day of December, 2022.

  
Notary Public

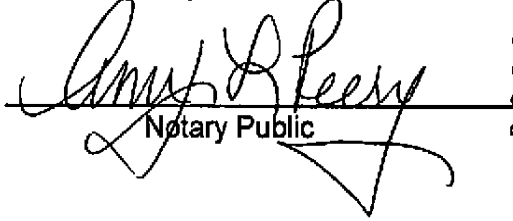


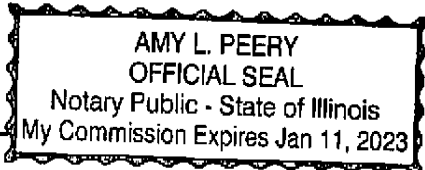
The Grantee or his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: December 22, 2022

Signature:   
Grantee or Agent

Subscribed and sworn to before me this  
22nd day of December, 2022.

  
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.

(Attach to a deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

# UNOFFICIAL COPY

COOK COUNTY RECORDER

## AFFIDAVIT - METES AND BOUNDS

STATE OF ILLINOIS

} SS.

COUNTY OF COOK


DOCUMENT NO. \_\_\_\_\_

James E. DeBruyn, Attorney, being duly sworn on oath, states that Affiant resides at 15252 S. Harlem Avenue, Orland Park, IL 60462. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The division or subdivision of the land is into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance or parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act (7/17/59) into no more than two parts and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318-1, 1 eff. October 1, 1977.
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

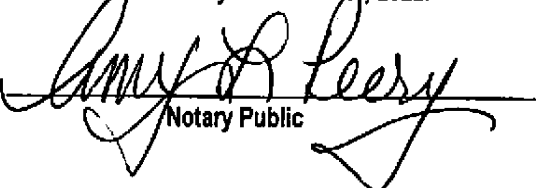
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that Affiant makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

  
 \_\_\_\_\_  
 AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME

this 22nd day of December, 2022.

  
 \_\_\_\_\_  
 Notary Public

