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768767 1/2
TRUSTEE'S DEED
(Illinois)

Doc#: 2306008174 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/01/2023 03:58 PM Pg: 1 of 4

Dec ID 20221201617747
ST/CO Stamp 1-730-928-464 ST Tax \$280.00 CO Tax \$140.00

MAIL TO:

Law Offices of Dennis G. Gianopolus
18511 Torrence Avenue
Lansing, IL 60438

MAIL TAX BILLS TO:

Susan Reynolds
6500 174th Street
Tinley Park, IL 60477

Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602

THE GRANTOR, Keith R. Parsons, as Successor Trustee of the Chloe Ann Parsons Trust dated November 15, 2018, of 17 Freshwater Court, Pittsburg, California, for the consideration of \$10.00 Ten and 00/100 and other good and valuable consideration in hand paid, does hereby CONVEY(S) and WARRANT(S) to Susan Reynolds, divorced and not since remarried, of 30843 West Portland Street, Buckeye, AZ 85396, in fee simple forever, the following described real estate, situated in the County of Cook, State of Illinois:

LOT 12 (EXCEPT THE NORTH 250 FEET THEREOF) IN VOGT'S TINLEY PARK ACRES LOTS, BEING A SUBDIVISION OF PART OF THE EAST 70 ACRES OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. *See attached A*

Permanent Index Number(s): 28-30-412-028-0000

Property Address: 6500 174th Street, Tinley Park, IL 60477

together with tenements, hereditaments, and appurtenances thereunto belonging thereto.

This deed is executed pursuant to and in 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 any lien of record and the lien of every trust deed or mortgage (if any there be) of record given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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IN WITNESS WHEREOF, the Grantor(s) has caused its name to be signed by its trustee.

Dated this 2nd day of December, 2022.



Keith R. Parsons, as Successor Trustee of the
Chloe Ann Parsons Trust dated November 15, 2018.

STATE OF CALIFORNIA)
) SS.
COUNTY OF _____)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Keith R. Parsons is personally known to me to be the Successor Trustee of said Trust, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that he appeared before me this day in person and acknowledged that he signed this instrument as his free and voluntary act of the Trustee for the uses and purposes therein set forth.

Given under my hand and official seal this _____ day of _____, 2022.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:

**Cross Town Legal
KATHLEEN CUNNINGHAM
Attorney at Law
19201 S. LaGrange Road
Suite 205
Mokena, IL 60448**

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California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Contra Costa } s.s.

On Dec 2, 2022 before me, Blanca Aguilar, Notary Public
Name of Notary Public, Title

personally appeared Keith R. Varsans
Name of Signer (1)

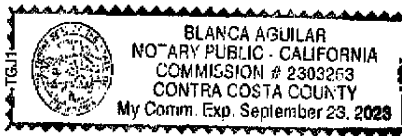
N/A
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PER JURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a

document titled for the purpose of

Trustee's Deed

containing 2 pages, and dated Dec. 2, 2022

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____
Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information	
Method of Signer Identification	
Proved to me on the basis of satisfactory evidence:	
<input type="checkbox"/> form(s) of identification	<input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on:	
Page # _____	Entry # _____
Notary contact: _____	
Other	
<input type="checkbox"/> Additional Signer	<input type="checkbox"/> Signer(s) Thumbprints(s)
<input type="checkbox"/> _____	

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File No: 768767

EXHIBIT "A"

LOT 12 (EXCEPT THE NORTH 250 FEET THEREOF) IN VOGT'S TINLEY PARK ACRES LOTS,
BEING A SUBDIVISION OF PART OF THE EAST 70 ACRES OF THE SOUTHEAST 1/4 OF SECTION
30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

28.30.412.028.0000 (A)

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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