

UNOFFICIAL COPY

Doc#: 2312233289 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/02/2023 02:12 PM Pg: 1 of 3

TRUSTEE'S DEED

Dec ID 20230501610865

THIS INSTRUMENT, made this 30th day of January 2023, by **NELI N. DOLGACIUS**, as Successor Trustee of the "**DOLGACIUS FAMILY 2001 DECLARATION OF TRUST**," dated the 12th day of July, 2001, of 2635 Park Street, Franklin Park, IL 60131 hereinafter referred to as Grantor and **NELI N. DOLGACIUS**, of 2635 Park Street, Franklin Park, IL 60131 hereinafter referred to as Grantee:

WHEREAS, Grantor is the duly acting Successor Trustee of the "**DOLGACIUS FAMILY 2001 DECLARATION OF TRUST**," dated the 12th day of July, 2001, 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 Successor Trustee, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantees, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to: **NELI N. DOLGACIUS**, 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 2635 Park, Franklin Park, IL. 60131 legally described as:

LEGAL DESCRIPTION: LOT 12 IN THE FIRST ADDITION TO MARCONI CONSTRUCTION COMPANY'S WEST MANOR DEVELOPMENT, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 12-28-310-019-0000

Commonly known as: 2635 Park Street, Franklin Park, IL. 60131



This stamp processed pursuant to Section 7-10B-4-A (2) of the Franklin Park Village Code governing review of documents.

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.

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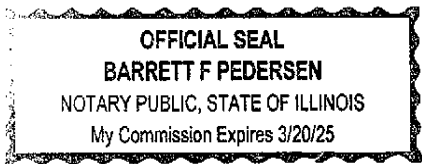
N. Dolgacius

**NELI N. DOLGACIUS, as Successor Trustee of the
DOLGACIUS FAMILY 2001 DECLARATION OF
TRUST," dated the 12th day of July, 2001.**

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 **NELI N. DOLGACIUS, as Successor Trustee of the "DOLGACIUS FAMILY 2001 DECLARATION OF TRUST," dated the 12th day of July, 2001**, 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 she 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 30th day of January, 2023.



BFP

NOTARY PUBLIC

Commission expires 03/20/2025

This instrument was prepared by: Barrett Pedersen, 9701 W. Grand Avenue, Franklin Park, IL 60131

MAIL TO:

Barrett Pedersen
9701 W. Grand Avenue
Franklin Park, IL 60131

SEND SUBSEQUENT TAX BILLS TO:

NELI N. DOLGACIUS
2635 Park Street
Franklin Park, IL 60131

REAL ESTATE TRANSFER EXEMPTION

THE TRANSFER OF THIS PROPERTY IS EXEMPT UNDER THE REAL ESTATE TRANSFER ACT, SEC. 4, PARA. E., AND COOK COUNTY ORDINANCE #95104 PARA. B.

BFP

DATED: This 30th day of January, 2023.

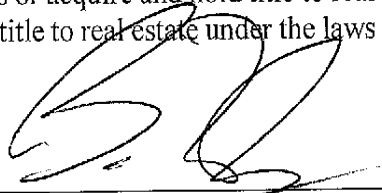
SIGNATURE: _____

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 title to real estate under the laws of the State of Illinois.

Dated: January 30, 2023

Signature: 
Grantor or Agent

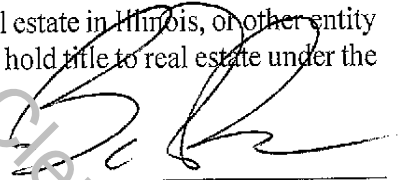
Subscribed and sworn to before me
by the said Barrett F. Pedersen
this 30th day of January, 2023


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 and hold title to real estate under the laws of the State of Illinois.

Dated: January 30, 2023

Signature: 
Grantor or Agent

Subscribed and sworn to before me
by the said Barrett F. Pedersen
this 30th day of January, 2023


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