

UNOFFICIAL COPY

TRUSTEE'S DEED

Doc#: 2317746007 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/26/2023 09:24 AM Pg: 1 of 3

Dec ID 20230601653900

This indenture made this 20TH day of June, 2023, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 1st day of July, 2015 and known as Trust Number 8002368547 party of the first part, and BARBARA A RZASA, Trustee of the Barbara A Rzasa Trust dated June 20, 2023

Whose address is:
15414 Wilshire Dr
Orland Park IL 60462
party of the second part.

Reserved for Recorder's Office

WITNESSETH, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations 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, to wit:

Parcel 1: The South 81.50 feet of the North 2,7.54 feet of the West 32.00 feet of the East 94.13 feet of Lot 25 in Ravinia Glens, a planned unit development, being a resubdivision of part of Orland Center Subdivision of part of the Northeast 1/4 of Section 16, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easement for the benefit of Parcel 1 as created by Declaration of Covenants, Conditions and Restrictions, recorded June 29, 1990 as Document 903120 (9 and Amendment recorded as Document 90450959 and as created by deed recorded September 30, 1992 as Document 92739792.

Property Address: 15414 WILSHIRE DR., ORLAND PARK IL 60462
Permanent Tax Number: 27-16-208-070-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever 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 given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

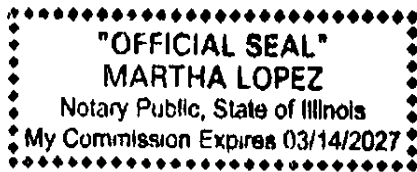
By: *Linda Lee Lutz*
Linda Lee Lutz, Assistant Vice President

State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Linda Lee Lutz, Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 20TH day of June, 2023



[Signature]
NOTARY PUBLIC

This instrument was prepared by:
Linda Lee Lutz, AVP/LTO
CHICAGO TITLE LAND TRUST COMPANY
15255 S 94th Ave., Suite 500
Orland Park, IL 60462

RETURN
AFTER RECORDING, PLEASE MAIL TO:
Ronald P. Sokol/Sokol & Mazian
9501 W. 144th Place #104
Orland Park, IL 60462

SEND TAX BILLS TO:
Barbara A. Rzasa
15414 Wilshire Drive
Orland Park, IL 60462

THIS CONVEYANCE IS EXEMPT UNDER THE PROVISIONS OF 35 ILCS 200/31-45(e), the actual consideration being less than \$100.
Ronald P. Sokol
Att/Agent Date: 6/20/23

PROPERTY ADDRESS: 15414 WILSHIRE DR., ORLAND PARK IL 60462

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 6 | 20 | 20 23

SIGNATURE: Ronald Sokol
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

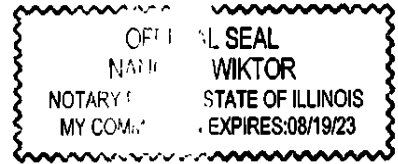
Nancy Wiktor

By the said (Name of Grantor): Ronald P. Sokol
agent for

AFFIX NOTARY STAMP BELOW

On this date of: 6 | 20 | 20 23

NOTARY SIGNATURE: Nancy M Wiktor



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 6 | 20 | 20 23

SIGNATURE: Ronald Sokol
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

Nancy Wiktor

By the said (Name of Grantee): Ronald P. Sokol
agent for

AFFIX NOTARY STAMP BELOW

On this date of: 6 | 20 | 20 23

NOTARY SIGNATURE: Nancy M Wiktor



CRIMINAL LIABILITY NOTICE
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)