

16224504

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TRUSTEE'S DEED

Doc#: 2317947125 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/28/2023 12:10 PM Pg: 1 of 2

Dec ID 20230601656456
ST/CO Stamp 1-534-922-448 ST Tax \$350.00 CO Tax \$175.00

Above Space for Recorder's Use Only

THIS INDENTURE, made this 26th day of June, 2023 by Margaret E. Fuesel, trustee under the terms and provisions of a certain Trust Agreement dated June 6, 2019 and designated as The Fuesel Family Trust hereinafter referred to as Grantor, and Patricia A. Grogan, Trustee of The Patricia A. Grogan Family Trust dated August 5, 2022 of 12543 S MAJOR PALOS HTS, hereinafter referred to as: IL 60463

WHEREAS, Grantor is the duly acting Trustee under the provisions of a Trust Agreement dated June 6, 2019 and known as The Fuesel Family Trust dated June 6, 2019, 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 Trustee, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to Patricia A. Grogan, Trustee of The Patricia A. Grogan Family Trust dated August 5, 2022, 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 12543 South Major Avenue, Palos Heights, IL 60463, legally described as:

Lot 3 in Second Addition to Dowville, a subdivision of the East One Half (1/2) of the Southeast quarter (1/4) of Section 29 Township 37 North, Range 13 East of the Third Principal Meridian in Cook County Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; unconfirmed special governmental taxes or assessments for improvements not yet completed; and general real estate taxes for 2022 and subsequent years.

Permanent Index Number: 24-29-401-008-0000

Address(es) of Real Estate: 12543 South Major Avenue, Palos Heights, IL 60463

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustee, in and to the premises.

REAL ESTATE TRANSFER TAX 28-Jun-2023



COUNTY:	175.00
ILLINOIS:	350.00
TOTAL:	525.00

24-29-401-008-0000 | 20230601656456 | 1-534-922-448

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IN WITNESS WHEREOF, Grantor, not individually, but as Trustee aforesaid, has hereunto set her hand and seal the day and year first above written.

By: Margaret E. Fuesel
Margaret E. Fuesel
as Trustee of The Fuesel Family Trust dated June 6, 2019

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 Margaret E. Fuesel, not personally, but as Trustee under the provisions of a Trust Agreement dated June 6, 2019 and known as The Fuesel Family Trust dated June 6, 2019, 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 herein set forth.

Given under my hand and official seal, this 26th day of June, 2023.



Aaron Basch
NOTARY PUBLIC
Commission expires 9/3/26

This instrument was prepared by:
Aaron Basch,
Ladewig & Basch, P.C.,
5600 W. 127th Street,
Crestwood, Illinois 60418

MAIL TO:

Patricia A Grogan
12543 South Major Avenue
Palos Heights, IL 60463

SEND SUBSEQUENT TAX BILLS TO:

Patricia A Grogan
12543 South Major Avenue
Palos Heights, IL 60463