

UNOFFICIAL COPY

Doc#: 2321233305 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/31/2023 01:33 PM Pg: 1 of 2

TRUSTEE'S DEED

Dec ID 20230701674741
ST/CO Stamp 0-521-849-296 ST Tax \$382.00 CO Tax \$191.00

Above Space for Recorder's Use Only

This AGREEMENT is made between **Janice Nicklos, Trustee of the Nicklos 2000 Trust dated November 8, 2000** 15312 Orchid Lane Orland Park IL 06462, (the "GRANTOR") and **Kevin Ambrose**,* 9835 W. 144th St Unit 1W Orland Park, IL 60462, (the "GRANTEE").
* *single man*

WITNESS: GRANTOR, in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged and in pursuance of the power and authority vested in the GRANTOR as said Trustee and of every other power and authority the GRANTOR hereunto enabling, does hereby CONVEY and QUITCLAIM unto the GRANTEE, in fee simple, the following described real estate, situation in the County of Cook in the State of Illinois to wit:

LOT 162 IN SILVER LAKE GARDENS UNIT 1, A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 IN SECTION 13, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record and building lines and easements, if any provided, they do not interfere with the current use and enjoyment of the real estate. Said Grantors hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

Property Address: **15312 Orchid Lane Orland Park IL 60462**

Permanent Real Estate Index Number: **27 13 105 032 0000**

Chicago Title

23670300197708

1042

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Dated July 19, 2023

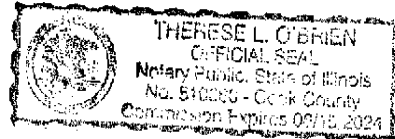
Janece Nicklos
Janece Nicklos, Trustee of the Nicklos 2000 Trust dated November 8, 2000, as trustee

State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Janece Nicklos**, personally known to me to be the same person(s) whose name(s) is/are subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, as such trustee, for the uses and purposes therein set forth.

Given under my hand and official seal this July 19, 2023.

Therese L. O'Brien
NOTARY PUBLIC



PREPARED BY:

Therese L. O'Brien, Esq.
15255 S. 94th Ave, Ste. 500
Orland Park IL 60462

MAIL RECORDED DEED TO:

Margaret O'Sullivan, Esq.
10723 W. 159th St.
Orland Park, IL 60467

SUBSEQUENT TAX BILLS TO:

Kevin Ambrose
15312 Orchid Lane
Orland Park, IL 60462