

# UNOFFICIAL COPY

Doc#: 2326341000 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/20/2023 09:10 AM Pg: 1 of 3

Dec ID 20230901628801

## TRUSTEE'S DEED (ILLINOIS)

Above Space for Recorder's Use Only

This Agreement made this 15th day of September, 2023, between **DANIEL J. O'BRIEN**, as Successor Trustee, under the O'BRIEN LIVING TRUST, dated July 17, 2001, Grantor, and **KELLY ANN O'BRIEN**, of 18135 Imperial Lane, Orland Park, Illinois 60467, Grantee

WITNESSES: The Grantor in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Successor Trustee and of every other power and authority the Grantor hereunto enabling, does hereby convey and quit claim unto the Grantee, in fee simple, the following:

**THAT PART OF LOT 45 IN BRECKENRIDGE, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 1, 2002 AS DOCUMENT NUMBER 0020727072, IN COOK COUNTY, ILLINOIS.**

**COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 45; THENCE SOUTH 1 DEGREES 12' 38" EAST, ALONG THE EAST LINE OF SAID LOT 45, 36.03 FEET, THENCE SOUTH 88 DEGREES 47' 22" WEST 25.18 FEET; THENCE SOUTH 27 DEGREES 09' 30" EAST 39.00 FEET, TO THE POINT OF BEGINNING, THENCE NORTH 62 DEGREES 50' 30" WEST 70.00 FEET; THENCE SOUTH 27 DEGREES 09' 30" WEST 32.00 FEET; THENCE SOUTH 62 DEGREES 50' 30" EAST 70.00 FEET; THENCE NORTH 27 DEGREES 09' 30" EAST 32.00 FEET TO THE POINT OF BEGINNING.**

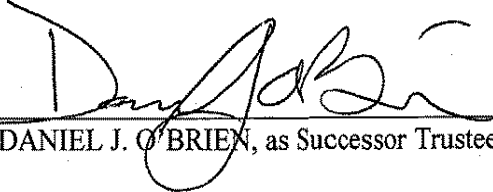
together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

Permanent Real Estate Index Number: 27-31-309-024-0000

Address of real estate: 18135 Imperial Lane, Orland Park, Illinois 60467

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IN WITNESS WHEREOF, the Grantor as Successor Trustee as aforesaid, has hereunto set his hand and seal the day and year first above written.

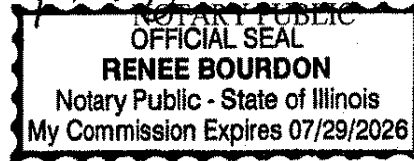
  
\_\_\_\_\_  
DANIEL J. O'BRIEN, as Successor Trustee aforesaid (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **DANIEL J. O'BRIEN, as Successor Trustee, under the O'BRIEN LIVING TRUST, dated July 17, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

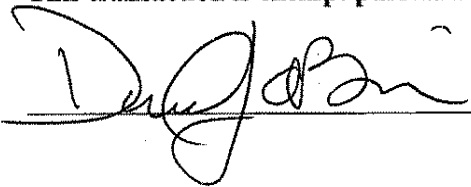
Given under my hand and official seal, this 15th day of September, 2023.

Commission expires 7/29/26, 20\_\_





This transaction is exempt pursuant to Paragraph (e) of the Real Estate Transfer Act.

  
\_\_\_\_\_

Date: 9/15/2023

This instrument was prepared by: Stephen P. Di Silvestro, Attorney at Law  
5231 N. Harlem Avenue, Chicago, Illinois 60656

**MAIL TO:**

**STEPHEN P. DI SILVESTRO  
5231 N. HARLEM AVENUE  
CHICAGO, ILLINOIS 60656**

**SEND SUBSEQUENT TAX BILLS TO:**

**KELLY ANN O'BRIEN  
18135 IMPERIAL LANE  
ORLAND PARK, ILLINOIS 60467**

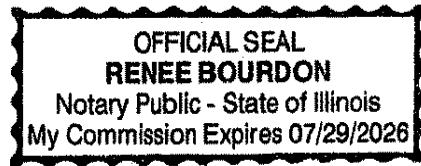
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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his 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 and hold title real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 9/15/2023  
Signature: [Handwritten Signature]  
Grantor or Agent

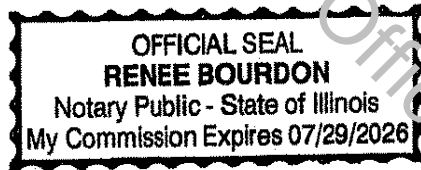
SUBSCRIBED and SWORN to before me by the said Grantor this 25th day of September, 2023  
[Handwritten Signature]  
Notary Public



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 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 9.15.23  
Signature: [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED and SWORN to before me by the said Grantee this 15th day of September, 2023  
[Handwritten Signature]  
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.

(Attached 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 Tax Act.)