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TRUSTEE'S DEED JOINT TENANCY

Doc#: 2334641001 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/12/2023 09:14 AM Pg: 1 of 3

Dec ID 20231201691290

This indenture made this **14th** day of **November, 2023**, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as **Successor 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 **19th** day of **February, 2004** and known as Trust Number **15986**, party of the first part, and

JERRI ESTELLE AND MICHAEL LEE ESTELLE, as joint tenants with rights of survivorship, and not as tenants in common parties of the second part

Reserved for Recorder's Office

whose address is:
10306 Garrett Way
Dyer, IL 60431

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 parties of the second part, **not as tenants in common, but as joint tenants**, the following described real estate, situated in **COOK** County, Illinois, to wit:

PARCEL 1: UNIT 13097-302 IN LAUREL GLEN CONDOMINIUMS OF WESTGATE VALLEY AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN LAUREL GLEN CONDOMINIUMS OF WESTGATE VALLEY, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT A: TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0011079800 AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.
PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE PARKING SPACE G-7 AND STORAGE SPACE S-7 A LIMITED COMMON ELEMENT, AS DESCRIBED IN THE AFORESAID DECLARATION. PLEASE INSTRUCT

Property Address: **13097 Laurel Glen Court, Unit #302, Palos Heights, IL 60463**

Permanent Tax Number: **24-32-303-004-0000**

together with the tenements and appurtenances thereunto belonging.

Exempt under provisions of Paragraph
Section 31-45, Real Estate Tax, Star Tax Act.

12/12/23

Date

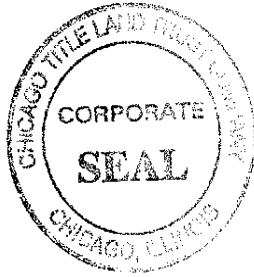
Buyer, Seller or Representative

TO HAVE AND TO HOLD the same unto said party of the second part forever, **not in tenancy in common, but in joint tenancy.**

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 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 affixed, and has caused its name to be signed to these presents by its Asst. Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

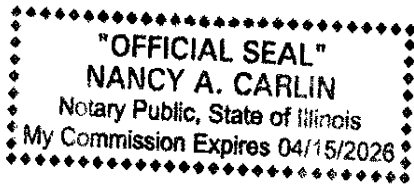
By: _____
Martha Lopez - Asst. Vice President

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 **Asst. 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 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 Asst. 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 **15th** day of **November, 2023**.



Nancy A. Carlin

NOTARY PUBLIC

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
Martha Lopez, AVP/TLO
15255 South 94th Avenue
Suite 500
Orland Park, IL 60462

AFTER RECORDING, PLEASE MAIL TO:

NAME JEROME + MICHAEL ESPERCE

ADDRESS 10306 Garrett Way

CITY, STATE Dyer IN 46311

SEND SUBSEQUENT TAX BILLS TO:

NAME JEROME + MICHAEL ESPERCE

ADDRESS 10306 Garrett Way

CITY, STATE Dyer, IN 46311

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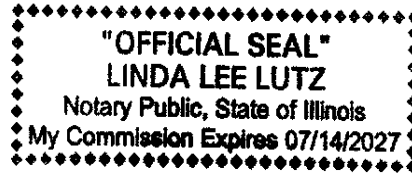
STATEMENT BY GRANTOR AND GRANTEE

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

Dated DEC - 8 2023

Signature: *Nancy A. Carlin*
Grantor or Agent

Subscribed and sworn to before me
by the said NANCY A. CARLIN,
dated DEC - 8 2023



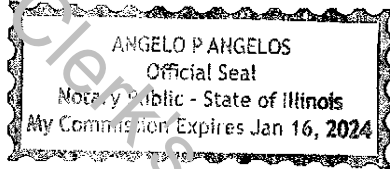
Notary Public *Linda Lee Lutz*

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

Dated 12/8/23

Signature: *Angelo P. Angelos*
Grantee or Agent

Subscribed and sworn to before me
by the said ANGELO P. ANGELOS,
dated 12/8/23



Notary Public *Angelo P. Angelos*

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

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.