

UNOFFICIAL COPY

RECORDING REQUESTED BY:

Independent Bank
230 West Main Ionia, MI 48846
Phone #: (800) 662-0102

Doc#: 2334606200 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/12/2023 11:50 AM Pg: 1 of 2

After Recording Return to:

Debra Kaufman
Catherine Kaufman
325 N Oak Park Ave Unit D
Oak Park IL 60302

Loan #: 29200133714

State of Illinois
County of COOK

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

WHEREAS, DEBRA KAUFMAN, A SINGLE WOMAN, AND SETH KAUFMAN AND CATHERINE KAUFMAN, HUSBAND AND WIFE, AS JOINT TENANTS was the original trustor, and was the original trustee, and was the original beneficiary, under that Deed of Trust dated 8/28/2023, and recorded on 9/6/2023 as Doc./Inst. No. 2324941055 of the official records of the County of COOK, State of Illinois, more particularly described as follows:

WHEREAS, the undersigned is the present Beneficiary under said Deed of Trust, and

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in the place and stead of said original Trustee thereunder, in the manner in said Deed of Trust provided,

THEREFORE the undersigned hereby substitutes INDEPENDENT BANK as Trustee under said Deed of Trust. NOW THEREFORE, INDEPENDENT BANK as substituted Trustee, does hereby RECONVEY, WITHOUT WARRANTY, to the person or persons entitled thereto, the estate now held by the Trustee, declaring that the indebtedness secured by said Deed of Trust HAS BEEN FULLY PAID.

EXECUTED: December 11, 2023

INDEPENDENT BANK

By Jill Highlen
VP Retail Loan Servicing

STATE OF MICHIGAN
COUNTY OF IONIA

On December 11, 2023 before me, personally appeared Jill Highlen VP Retail Loan Servicing, who proved to me the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Illinois that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature Erika Pitchford
Erika Pitchford
NOTARY PUBLIC, IONIA COUNTY, MICHIGAN
ACTING IN IONIA COUNTY
My Commission expires 08/28/2027

For Notary Seal



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The Land is described as follows: Situated in the County of Cook, State of Illinois
UNIT 4 IN TWELVE OAKS CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING
DESCRIBED PARCELS OF LAND (HEREINAFTER REFERRED TO AS 'PARCEL'): LOT 5 IN
JULIETTE ECKHART'S SUBDIVISION OF LOT 1 OF J. W. KETTLESTRING'S SUBDIVISION OF
LOTS 6, 7

AND 8 IN BLOCK 1, IN KETTLESTRING'S ADDITION TO HARLEM, BEING A SUBDIVISION OF
THE NORTHERLY PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH,
RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THE EAST 1/2 OF LOT 2 IN KETTLESTRING'S SUBDIVISION OF LOTS 6, AND 8 IN BLOCK 1 IN
KETTLESTRING'S ADDITION TO HARLEM, IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP
39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL, MERIDIAN, IN COOK COUNTY,
ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO
DECLARATION OF CONDOMINIUM FOR TWELVE OAKS MADE BY AVENUE STATE BANK OF
OAK PARK AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 10, 1963 KNOWN AS
TRUST NUMBER 275, RECORDED AS DOCUMENT NO. 22530778, AS AMENDED FROM TIME TO
TIME, TOGETHER WITH ITS UNDIVIDED PERCENT INTEREST IN SAID PARCEL, EXCEPTING
FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS
THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

825 Prairie Trl, Argyle, TX 76226.

PIN: 16-07-105-038-1004

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