UNOFFICIAL CO

Doc#. 2400946062 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 01/09/2024 11:59 AM Pg: 1 of 2

Dec ID 20240101605980

ST/CO Stamp 2-013-272-112 ST Tax \$342.00 CO Tax \$171.00

TRUSTEE'S DEED

ILLINOIS

FIDELITY NATIONAL TITLE OC23020425

This AGREEMENT net yeen Lucy Dowell, Successor Trustee of the Antonietta Castellana Family Trust dated June 9, 1993 as Trustee and Grantor, of the City of Oak Forest, County of Cook, State of Illinois and Grantee(s) Thomas Bakota and Kathy Bakota as Tenants by the Entirety of 17625 Do & Ct., Tinley Park, Illinois 60487, WITNESSES: The Grantor(s) 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 rested in the Grantor(s) as said Trustee(s) and of every other power and authority the Grantor(s) hereunto enabling, do(es) hereby CONVEY and QUITCLAIM unto the Grantee(s) in fee simple the following described real estate, situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof .) together with the tenements, hereditament and spurtenances thereunto belonging or in any wise appertaining.

SUBJECT TO: General taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 27-27-406-037-0000

Address(es) of Real Estate: 8800 175th St Tinley Park Illinois 60487

The date of this deed of conveyance is 1/2/24.

Lucy Dowell, Successor Trustee

Lucy Cowell

Antonietta Castellana Family Trust dated June 9, 1993

Junit Clerk? State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State arresaid, DO HEREBY CERTIFY that Lucy Dowell personally known to me to be the same person(s) whose name(s) is(arc) successible to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waver of the right of homestead.

Given under my hand and official seal 1/2/24.

Notary Public

OFFICIAL SEAL

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UNOFFICIAL COPY LEGAL DESCRIPTION

For the premises commonly known as:

8800 175th St

Tinley Park, Illinois 60487

Legal Description:

THAT PART OF LOT 2 IN TIMBERS ON THE LAKE, BEING A SUBDIVISION OF PARTS OF LOTS 126 AND 127 IN TIMBERS EDGE, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2 THENCE SOUTH 89 DEGREES 30 MINUTES 09 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 41.72 FEET TO THE NORTHERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL, THENCE SOUTH 0 DEGREES 29 MINUTES 51 SECONDS EAST, ALONG SAID CENTERLINE, 76.64 FELT TO THE SOUTH LINE OF SAID LOT 2, THENCE NORTH 89 DEGREES, 30 MINUTES 09 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 41.72 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, THENCE NORTH 0 DEGREES, 29 MINUTES, 51 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 76.64 FLET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR INCRESS AND EGRESS IN FAVOR OF THE OWNER OF PARCEL 1 AS CREATED BY THE DECLARATION OF THE TIMBER'S ON THE LAKE TOWNHOME ASSOCIATION RECORDED 96166195

GRANTEES ADDRESS

This instrument was prepared by:
Ronald Sokol
Sokol & Mazian
9501 W 144th Place. Suite 104
Orland Park, IL 60462

Send subsequent tax bills to:
Thomas Bakota and Kathy Bakota
8800 175th St
Tinley Park, Illinois 60487

Mail recorded document to: Thomas Bakota and Kathy Bakota 8800 175th St Tinley Park, Illinois 60487