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WARRANTY DEED

(ILLINOIS)

Chicago Title / RGM

Mail to:

2465C013575HH
(1a1)

Doc#: 2403641031 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 02/05/2024 09:52 AM Pg: 1 of 3

LESLIE A. SLOMKA

ATTORNEY AT LAW

15255 SOUTH 94TH AVENUE

SUITE 101

ORLAND PARK, ILLINOIS 60462

Dec ID 20240101620087

ST/CO Stamp 0-512-105-520 ST Tax \$255.00 CO Tax \$127.50

Name & Address of Taxpayer(s):

TRUST NUMBER 9286

13097 LAUREL GLEN COURT

APARTMENT 302

PALOS HEIGHTS, ILLINOIS 60463-3188

Prepared by:

MORRONE & MORRONE, P.C.

ATTORNEYS AT LAW

12820 SOUTH RIDGELAND AVENUE

SUITE C

PALOS HEIGHTS, ILLINOIS 60463-2389

CHICAGO TITLE & TRUST COMPANY

ESCROW NUMBER 24GSC013575HH

THE GRANTOR(S), **JERRI ESTELLE**, a single woman, of 10206 Garrett Way, Dyer, Indiana 46311, and **MICHAEL L. ESTELLE**, a single man, of 7007 163rd Place, Tinley Park, Illinois 60477, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **MARQUETTE BANK**, whose principal office is located at 9533 West 143rd Street, Orland Park, Illinois 60462, as TRUSTEE under the provisions of a trust agreement dated the 25th day of October 1979 and known as **TRUST NUMBER 9286**, GRANTEE(S), the following described Real Estate situated in the County of COOK, in the State of 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 EXHIBITS 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

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. PLANT INSTRUCTIONS

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PROPERTY ADDRESS: 13097 Laurel Glen Court, Apt 302, Palos Heights, Illinois 60463-3188
 PROPERTY INDEX NUMBER(S): 24-32-303-019-1038

Subject to covenants, conditions and restrictions of record and real estate taxes for the years 2024 and subsequent years; TO HAVE AND TO HOLD said premises, with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth, forever.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors, in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee as duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon

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condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale or execution or otherwise.

DATED this 16th day of January 2024.

Jeri Estelle (SEAL)
JERRI ESTELLE

Michael L. Estelle (SEAL)
MICHAEL L. ESTELLE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

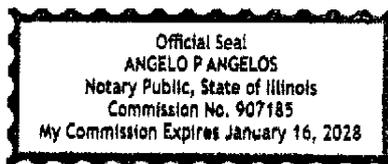
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **JERRI ESTELLE** and **MICHAEL L. ESTELLE** is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, 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 waiver of the right of homestead.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 16th day of JANUARY 2024.

Commission expires 1/16/2028

[Signature]
NOTARY PUBLIC

IMPRESS SEAL HERE:



CITY, COUNTY, & STATE TRANSFER STAMPS: