

UNOFFICIAL COPY

Doc#: 2405157123 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/20/2024 12:36 PM Pg: 1 of 4

Dec ID 20240201634165

TRUSTEE'S DEED
PAGE 1 OF 2

THE GRANTOR, BRIAN P. ESKRA, NOT INDIVIDUALLY, BUT AS SUCCESSOR TRUSTEE OF THE PAUL J. DACKO TRUST DATED JANUARY 20, 2004, AS RESTATED ON NOVEMBER 5, 2018


of the City of PALOS HILLS, County of COOK, State of ILLINOIS, for consideration of Ten Dollars (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to grantee, RONALD C. ESKRA, JR. all interest in the following described real estate in the County of COOK, State of ILLINOIS, together with all tangible personal property permanently or regularly located at and used in and about said premises, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

The premises commonly known as: 8126 Fair Drive, Palos Hills, IL 60465

Permanent Index Number (PIN): 23-11-404-042-0000

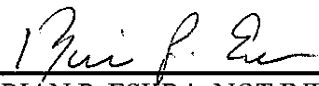
Exempt under provisions of Section 4, Paragraph (e) of the Real Estate Transfer Tax Act.


SIGNED

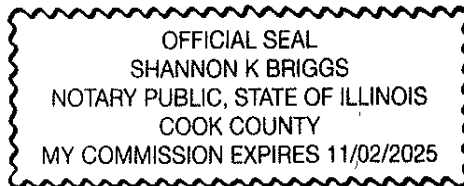
2-1-2024
DATED

The legal description contained on this document was not independently verified through title research or a title insurance company, per the request of the Client, and is based solely upon the last recorded deed or other documentation provided by the Client.

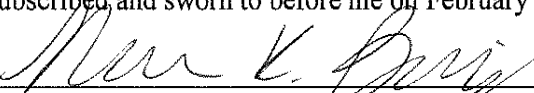
IN WITNESS HEREOF, the grantor aforesaid has hereunto set his hand on February 1, 2024.


BRIAN P. ESKRA, NOT INDIVIDUALLY, BUT AS SUCCESSOR TRUSTEE OF THE PAUL J. DACKO TRUST DATED JANUARY 20, 2004, AS RESTATED ON NOVEMBER 5, 2018

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)



Subscribed and sworn to before me on February 1, 2024.


Notary Public, Employed by DDV Law, Ltd.

THIS DOCUMENT PREPARED
BY:
AMY DELANEY, ESQ.
DDV LAW, LTD.
14524 JOHN HUMPHREY DRIVE
ORLAND PARK, IL 60462
(708) 675-7144

UNOFFICIAL COPY

PAGE 2 OF 2

SUBJECT TO the express conditions subsequent that (1) if the Trustee becomes unwilling or unable to act, the instrument appoints a Successor Trustee, (2) any Successor Trustee, without any conveyance, transfer or order of court, shall have all of the right and title of the Trustee and all of the rights, powers, authorities and discretions of the Trustee, and (3) any person dealing with any Successor Trustee may, without liability and without inquiring into the terms of the instrument described above, rely upon the written certification of the Successor Trustee that the Successor Trustee has become Successor Trustee, and (4) any person dealing with any Trustee (a) shall not be obligated to (i) see to the application of any money paid or property delivered to the Trustee or (ii) inquire into the terms of the instrument or the necessity or expediency of any act of the Trustee, and (b) may rely upon the written certification of the Trustee that the Trustee has the power and authority to sell, mortgage, or lease said premises or otherwise act as stated in the written certification.

The Trustees which term shall refer to the Trustees originally named or to any Successor Trustee(s), subject to the conditions aforesaid, shall have and hold said premises upon the trusts and for the uses and purposes set forth in the instrument.

IN WITNESS WHEREOF, the Grantor aforesaid has transferred and the Grantee has hereunto affixed signature on 1st DAY of February 2024, AS PROOF OF ACCEPTANCE OF SAID PROPERTY:

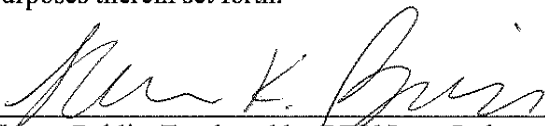


RONALD C. ESKRA, JR.

State of Illinois)
) ss.
County of Cook)



I, the undersigned, Notary Public, certify RONALD C. ESKRA, JR., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on February 1, 2024, in person, and acknowledged that she signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.



Notary Public, Employed by DDV Law, Ltd.

MAIL TO:

AMY DELANEY, ESQ.
DDV LAW, LTD.
14524 JOHN HUMPRHREY DRIVE
ORLAND PARK, IL 60462

SEND SUBSEQUENT TAX BILLS TO:

RONALD C. ESKRA, JR.
8126 WEST ERIN DRIVE
PALOS HILLS, IL 60465

UNOFFICIAL COPY

Exhibit "A"
Legal Description

Lot 8 (except the East 25 feet) and all of Lots 9 and 10 in Robert Bartlett's Golf View Subdivision of the South ½ of the Southwest ¼ of the Northeast ¼ of the Southeast ¼ of Section 11, Township 37 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, ALSO the South 33 feet of the West 100th Place lying North of and adjacent to the North line of Lot 8 (except the East 25 feet) and all of Lots 9 and 10 in Robert Bartlett's Golf View Subdivision of the South Half of the Southwest ¼ of the Northeast ¼ of the Southeast ¼ of Section 11, Township 37 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

The premises commonly known as: 8126 Erin Drive, Palos Hills, IL 60465

Permanent Index Number (PIN): 23-11-404-042-0000

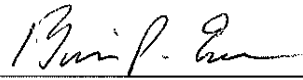
Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE


The grantors or their agent affirms that, to the best of their knowledge, the name or 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: February 1, 2024

Signature: 
BRIAN P. ESKRA, NOT INDIVIDUALLY,
BUT AS SUCCESSOR TRUSTEE OF THE
PAUL J. DACKO TRUST DATED
JANUARY 20, 2004, AS RESTATED ON
NOVEMBER 5, 2018



SUBSCRIBED AND SWORN TO BEFORE ME ON FEBRUARY 1, 2024:

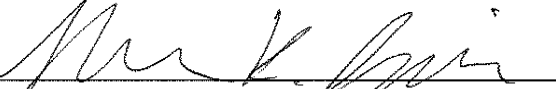

NOTARY PUBLIC
Employed by DDV Law, Ltd.

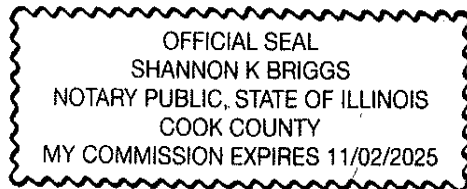
The grantees or their agent affirms that, to the best of their knowledge, the name or the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: February 1, 2024

Signature: 
RONALD C. ESKRA, JR.

SUBSCRIBED AND SWORN TO BEFORE ME ON FEBRUARY 1, 2024:


NOTARY PUBLIC
Employed by DDV Law, Ltd.



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.