

UNOFFICIAL COPY

TRUSTEE'S DEED

Doc#: 2407902165 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/19/2024 11:22 AM Pg: 1 of 3

Dec ID 20240301652808
ST/Co Stamp 0-646-625-840 ST Tax \$105.00 CO Tax \$52.50

(the above space for Recorder's use only)

THIS INDENTURE, made on March 6, 2024 between **LISA M. DONATO** and **JEFFREY CHARLES ROSE**, not personally but as Co-Trustees under the James P. Donato Irrevocable Family Trust Agreement dated December 20, 2021, parties of the first part, and **DENITSA JOSIFOVA**, of _____, party of the second part.

WITNESSETH, that said parties of the first part, in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid do hereby convey and quitclaim unto said party of the second part, the following described real estate, situated in Cook County, in the State of Illinois, to wit:

See attached legal description

Subject to taxes for 2023 and subsequent years, conditions, restrictions and easements of record.

together with the tenements and appurtenances thereunto belonging.

Address of Property: **7231 Randolph Street, Unit 2D, Forest Park, Illinois 60130**

Property Index Number: **15-12-420-018-1009**

TO HAVE AND TO HOLD, the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.

This deed is executed by the Grantors, as Trustees, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE
No. **10336**
3-14-24
Approved/Date

C.T.I./W
24C5T35770U
14/1

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IN WITNESS WHEREOF, said parties of the first part have caused their names to be signed to these presents the day and year first above written.



Lisa M. Donato

Lisa M. Donato, as trustee and not individually

Jeffrey Charles Rose

Jeffrey Charles Rose, as trustee and not individually

Indiana)
State of Illinois AD)
County of Cook AD)
Marion

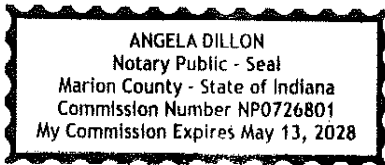
REAL ESTATE TRANSFER TAX		15-Mar-2024
		COUNTY: 52.50
		ILLINOIS: 105.00
		TOTAL: 157.50
15-12-420-018-1009	20240301652808	0-646-625-840

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Lisa M. Donato and Jeffrey Charles Rose**, as Trustees aforesaid, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered this instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 6th day of March, 2024.

Commission expires May 13, 2028

Angela Dillon
NOTARY PUBLIC



To:

Denitsa Josifova
7231 Randolph St #2D
Forest Park, IL 60130

Send Subsequent Tax Bills To:

Denitsa Josifova
7231 Randolph St #2D
Forest Park, IL 60130

This instrument was prepared by Law Office of Jonathan D. Groll, Ltd., 830 North Boulevard, Suite A, Oak Park, IL 60301.

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LEGAL DESCRIPTION

Order No.: 24CST357770WC

For APN/Parcel ID(s): 15-12-420-018-1009

UNIT NUMBER 2-"D", IN THE RANDOLPH CONDOMINIUM, IN FOREST PARK, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 5 IN BLOCK 14 IN RAILROAD ADDITION TO THE TOWN OF HARLEM, A SUBDIVISION BY THE GALENA AND CHICAGO UNION RAILROAD COMPANY OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT #23064808 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS P.I.N 15-12-420-018-1013. COMMONLY KNOWN AS 7235 RANDOLPH STREET UNIT 3E, FOREST PARK, IL 60130.

County of Cook County Clerk's Office