

UNOFFICIAL COPY

TRUSTEE'S DEED
(Illinois)

16224965

Doc#: 2408514454 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/25/2024 11:59 AM Pg: 1 of 2

Mail to: Wesley Wakefield

22514 Jackson CT 4B

Richton Park IL 60466

Dec ID 20240301659772

ST/Co Stamp 0-316-761-648 ST Tax \$45.00 CO Tax \$22.50

NAME & ADDRESS OF TAXPAYER:

Wesley Wakefield

22514 Jackson CT 4B

Richton Park IL 60466

THE GRANTORS, ROBERT F. ZIC and DAWN M. ZIC, TRUSTEES, pursuant to a trust instrument dated the 25th day of March, 2015, and known as THE ROBERT F. AND DAWN M. ZIC DECLARATION OF LIVING TRUST, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, and in pursuance of the power and authority vested in the Grantors as said Trustees and of every other power and authority, the Grantors hereby CONVEY AND WARRANT to WESLEY WAKEFIELD, a single person, 22514 Jackson Court, Unit 4B, Richton Park, Illinois 60471, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

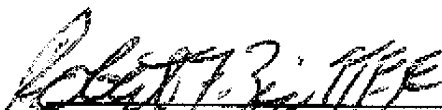
Unit 4B Building 1 as described in survey delineated on and attached to and a part of a Declaration of Condominium Ownership registered on the 11th day of August, 1983 as Document Number 3323281. Together with a percentage of the common elements appurtenant to said units set forth in said Declaration, and as amended from time to time in and to the following described premises: The East 405.00 feet of the South 333.00 feet of the following described parcel of land: That part of the West Half (1/2) of the Northwest Quarter (1/4) of Section 36, Township 35 North, Range 13, East of the Third Principal Meridian lying East of the East Right-of-Way line of the Illinois Central Railroad and North of a line which is 976.50 feet North of and parallel with the South line of the said West Half (1/2) of the Northwest Quarter (1/4) in Cook County, Illinois (excepting from said tract that part thereof described as follows: A strip of land 20.00 feet wide, lying on the East side of and adjoining the present 200.00 feet Right-of-Way of the Illinois Central Railroad Company, bounded and described as follows: Beginning at a point in the East line of said present Right-of-Way, 235.00 feet Southerly from the point where said Right-of-Way line intersects the North line of said Section 36 and running thence Southerly along said Right-of-Way line 889.00 feet; Thence East on a line parallel to said North Section line to a point that is 20.00 feet perpendicularly distant. Easterly from said Right-of-Way line, thence Northerly parallel to said Right-of-Way line 881.00 feet to a point opposite to the point of beginning; Thence Westerly at a right angle 20.00 feet to a point of beginning, in Cook County, Illinois.

Subject to: (1) covenants, conditions and restrictions of record; (2) Public and utility easements and roads and highways, if any; (3) Real estate taxes for 2023 (second installment) and subsequent years.


Permanent Index Number: 31-35-100-047-1020

Property Address: 22514 Jackson Court, Unit 4B, Richton Park, Illinois 60471

DATED this 19th day of March, 2024.


Robert F. Zic, Trustee

(SEAL)


Dawn M. Zic, Trustee

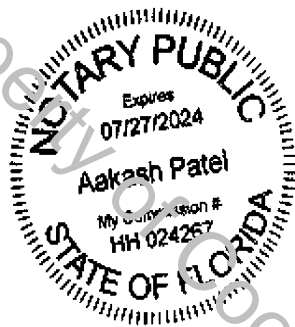
(SEAL)

UNOFFICIAL COPY

STATE OF FLORIDA)
) SS
 COUNTY OF MANATEE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT ROBERT F. ZIC and DAWN M. ZIC, TRUSTEES, under a trust instrument dated the 25th day of March, 2015, and known as THE ROBERT F. AND DAWN M. ZIC DECLARATION OF LIVING TRUST, personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as 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 notarial seal this 14th day of March, 2024.



[Signature]



 Notary Public

COUNTY-ILLINOIS TRANSFER STAMPS

NAME AND ADDRESS OF PREPARER:

Richard P. Gerardi
 McGrane, Perozzi, Stelter,
 Gerardi, Brauer & Ross, Ltd.
 165 West 10th Street
 Chicago Heights, IL 60411
 (708) 756-1550

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020 and name and address of the person preparing the instrument: (Chap 55 ILCS 5/3-1022).

REAL ESTATE TRANSFER TAX		20-MAR-2024	
		COUNTY:	22.50
		ILLINOIS:	45.00
		TOTAL:	67.50
31-35-100-047-1020		20240301659772 0-316-761-648	