

UNOFFICIAL COPY

Doc#: 2408714013 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/27/2024 9:09 AM Pg: 1 of 2

Dec ID 20240301654683

ST/Co Stamp 0-598-435-376 ST Tax \$365.00 CO Tax \$182.50

TRUSTEE'S DEED

Old Republic Title
9601 Southwestern Highway
Oak Lawn, IL 60453

24163688 1/1

Above Space for Recorder's Use Only

THIS INDENTURE made this 24TH day of March 2024 by **THE 15348 EDGEWOOD TRUST, DATED JANUARY 10, 2024, THADDEUS S KOWALCZYK, TRUSTEE**, hereinafter referred to as Grantor, and **ZDZISLAW AND ANNA NOWAK** of 13732 Legend Trail Lane, Orland Park IL 60462, hereinafter referred to as Grantee[s]:

WHEREAS, Grantor is acting as the **TRUSTEE OF THE 15348 EDGEWOOD TRUST, DATED JANUARY 10, 2024**, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantor, not individually but as Trustee in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee[s], the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to:

ZDZISLAW NOWAK AND ANNA NOWAK, husband and wife, of 13732 Legend Trail Lane, Orland Park, IL 60462, **NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS**

pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, legally described as:

LOT 119 IN ORLAND GOLF VIEW UNIT NO. 2, A SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO: Covenants, conditions and restrictions of record and general real estate taxes for 2023 and subsequent years.

Permanent Index Number: **27-14-203-028-0000**

Address (es) of Real Estate: **15348 Edgewood Drive, Orland Park, IL 60462**

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustee, in and to the premises.

IN WITNESS WHEREOF, Grantor, not individually, but as Trustee aforesaid, has hereunto set his hand and seal the day and year first above written.

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Thaddeus S. Kowalczyk
THADDEUS S KOWALCZYK, AS TRUSTEE OF THE 15348
EDGEWOOD TRUST, DATED JANUARY 10, 2024

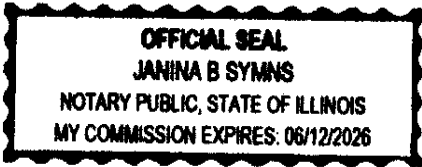
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that THADDEUS S KOWALCZYK AS TRUSTEE OF THE 15348 EDGEWOOD TRUST, DATED JANUARY 10, 2024, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as such Successor Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of March 2024.

Commission expires:

Janina B. Symms
NOTARY PUBLIC



This instrument was prepared by:

Michael J. Laird, Attorney at Law, 6537 West Archer Ave., Chicago, Illinois 60638

MAIL RECORDED DEED & SEND SUBSEQUENT
TAX BILLS TO:

Zdzislaw and Anna Nowak
13732 Legend Trail Lane
Orland Park, IL 60462

REAL ESTATE TRANSFER TAX		26-Mar-2024	
	COUNTY:		182.50
	ILLINOIS:		365.00
	TOTAL:		547.50
27-14-203-028-0000	20240301654683	0-598-435-376	