

UNOFFICIAL COPY

TRUSTEE'S DEED

Mail Deed & Tax Bill To:
Adam & Colleen Gulczynski
8304 S. 77th Court
Bridgeview, IL 60455

Doc#: 2410714060 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/16/2024 9:44 AM Pg: 1 of 3

Dec ID 20240401678650

Prepared by:
James J. Kash, Attorney at Law
6545 W. Archer Ave.
Chicago, IL 60638

THIS INDENTURE, made this 1st day of April 2024, between Holly Oszakiewski, Successor Trustee under the provisions of a deed in trust, duly recorded and delivered to the trustee in pursuance of the Jeffery Malek Trust dated February 11, 2021, party of the first part, and Adam Gulczynski and Colleen Gulczynski, of 7943 S. Natoma Ave., Burbank, IL 60459, party of the second part.

WITNESSES that said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, bargain and sell unto said party of the second part, the real estate described below, situated in Cook County, Illinois, together with the hereditaments and appurtenances thereunto belonging.

Lot 2 in Frank Delugach's Gertrude Highlands being a subdivision of the West 1/2 of the East 1/2 of the Southwest 1/4 of Section 36, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 18-36-304-014-0000

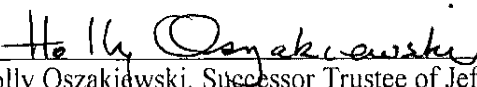
Common Address: 8304 S. 77th Court, Bridgeview, IL 60455

TO HAVE AND TO HOLD the same unto said party of the second part not as Tenants in Common but in JOINT TENANCY, forever.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said successor trustee by the terms of said deed in trust delivered to the trustee in pursuance of the trust provisions above mentioned.

Subject To: Covenants, conditions and restrictions of record and building lines and easements, if any provided they do not interfere with the current use and enjoyment of the Real Estate and general real estate taxes not due and payable at the time of closing. Hereby releasing and waiving all rights under and by the Homestead Exemptions Laws of the State of Illinois.

IN WITNESS WHEREOF, said party of the first part has as successor trustee aforesaid, hereunto set her hand and seal this 1st day of April 2024.



Holly Oszakiewski, Successor Trustee of Jeffery Malek
Trust dated February 11, 2021

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK, ss.

I, the undersigned, certify that Holly Oszakiewski, Successor Trustee of Jeffery Malek Trust dated February 11, 2021, 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 she signed and delivered the instrument, as her free and voluntary act, for the uses and purposes therein set forth this 1st day of April 2024.



James J. Kash
NOTARY PUBLIC

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, 35 ILCS 200/31-45, 3, REAL ESTATE TRANSFER ACT

Date: April 1, 2024

Holly Oszakiewski
Grantor

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

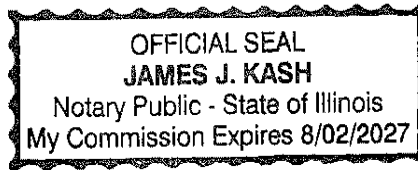
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 4/1/2024

Signature: Holly Oszakiewski
Grantor or Agent

Subscribed and sworn to before me by Holly Oszakiewski this 1st day of April, 2024.

James J. Kash
NOTARY PUBLIC



The grantee or his agent affirms and verifies that the name of 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 and hold title to real estate under the laws of the State of Illinois.

Dated 4/1/2024

Signature: James J. Kash
Grantee or Agent

Subscribed and sworn to before me by James Kash this 1st day of April, 2024.

[Signature]
NOTARY PUBLIC



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.