

# UNOFFICIAL COPY

## TRUSTEE'S DEED (ILLINOIS)

Doc#: 2413614001 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/15/2024 9:35 AM Pg: 1 of 4

Dec ID 20240401689582

ST/Co Stamp 1-576-905-008 ST Tax \$500.00 CO Tax \$250.00

*PT24-9950*

THE GRANTORS JEAN CATHERINE RASMUSSEN, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE OF THE JEAN CATHERINE RASMUSSEN TRUST DATED SEPTEMBER 2, 1999, AND ANY AMENDMENTS THERETO, AND LYNN MOST, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE OF THE LYNN MOST 2021 TRUST DATED NOVEMBER 18, 2021, AND ANY AMENDMENTS THERETO, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, convey to Nick Gerber and Darcey Gerber *Husband and Wife As* TENANTS BY THE ENTIRETY at 1100 Circle Avenue, Forest Park, IL 60130 all interest in the following described real estate commonly known as 3522 Park Avenue, Brookfield, IL 60513, and legally known as: *Nicholas M. R.*

### LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

**SUBJECT TO:** 2023 Taxes and subsequent years

Permanent Real Estate Index Number(s): 15-34-400-036-0000

*Common Address: 3522 Park Ave., Brookfield, IL 60513*

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, general taxes not due and payable and building lines; easements of record, if any; and covenants, conditions, and restrictions of record provided that they do not interfere with the current use and enjoyment of the real estate.

**PROPER TITLE, LLC**

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Dated this April 22, 2024.

Jean Catherine Rasmussen, Trustee  
Jean Catherine Rasmussen, Trustee

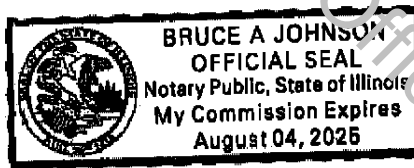
Lynn Most, Trustee  
Lynn Most, Trustee

STATE OF ILLINOIS )  
                                  ) SS,  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jean Catherine Rasmussen and Lynn Most 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, sealed and delivered in the 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 22 <sup>APRIL</sup> day of 2024

Bruce A Johnson  
Notary Public



THIS INSTRUMENT PREPARED BY  
Jill Beda Daniels  
Jill Daniels LLC  
29 S. Brainard Ave.  
La Grange, IL 60525

MAIL TO:  
Hawbecker & Garver, LLC  
26 Blaine St.  
Hinsdale, IL 60521

Grantee's Address  
SEND SUBSEQUENT TAX BILLS TO:  
Nick Gerber and Darcey Gerber  
3522 Park Avenue  
Brookfield, IL 60513

# UNOFFICIAL COPY

Lots 12 and 13 in Block 7 in Grossdale in Section 34, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY Exhibit B



## VILLAGE OF BROOKFIELD Resale Certificate of Compliance

Date:   /  /20  
(Date of Certificate)

I hereby certify to the Village of Brookfield (the "Village") that:

- A. I hold a valid home inspector's license issued by the Illinois Department of Financial and Professional Regulation;
- B. On April 16<sup>th</sup>, 2024, I inspected the residential dwelling located at  
(Date of Inspection)  
5112 Park Ave Brookfield, Illinois:  
(Property Address)
- C. I have prepared a written inspection report of my findings regarding my inspection of the above described property in compliance with the Home Inspectors License Act (225 ILCS 441/1-1 et seq.) and the regulations issued by the Illinois Department of Financial and Professional Regulation thereunder (Section 1410.200 of Subpart C of Part 1410 of Chapter VIII of Title 68 of the Illinois Administrative Code (68 Ill. Admin. Code, Chpt. VIII, Part 1410, Subpart C, §1410.200)). Said report conforms with either the Standards of Practice promulgated by the American Society of Home Inspectors ([www.ashi.org](http://www.ashi.org)), the National Association of Home Inspectors, Inc. ([www.nahi.org](http://www.nahi.org)), or the International Association of Certified Home Inspectors, Inc. ([www.nachi.org](http://www.nachi.org)).
- D. I have submitted a copy of my written inspection report to the purchaser of the residential dwelling.

By:

The BrickKicker Inspection Services

Name of Home Inspector:

William Augustus

Address of Home Inspector:

650 Wrenthamville Rd Suite 100  
(Street Address)

Libelle IL 60532  
(City) (State) (Zip Code)

Home Inspector License Number:

450.001460

License Expiration Date:

Exp 11/2024

The Certificate of Compliance shall be filed with the Village's Department of Community & Economic Development prior to any sale or other transfer of ownership of any residential dwelling except for multi-family residential buildings with four or more dwelling units.