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PREPARED BY:

Margaret O'Sullivan, PC
10723 W. 159th Street
Orland Park, IL 60467

Doc# .2416314189 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/11/2024 10:12 AM Pg: 1 of 2

MAIL TAX BILL TO:

Patricia J. Mrotek
16540 Grants Trail
Orland Park, IL 60467

Dec ID 20240601625240
ST/Co Stamp 1-418-579-248 ST Tax \$380.00 CO Tax \$190.00

MAIL RECORDED DEED TO:

Russ Kazda, Esq.
17112 Oak Park Ave.
Tinley Park, IL 60477

TRUSTEE'S DEED

THIS INDENTURE, made this 10 day of June, 2024, between Helga Schlinger, as Successor Trustee of the Erwin Bernecker Trust Agreement dated July 25, 1994, GRANTOR, and Patricia J. Mrotek, as Trustee of the Patricia J. Mrotek Living Trust dated March 6, 1996, of 5950 E. 48th St., Newaygo, MI 49337, GRANTEE

WITNESSETH, That GRANTOR, in consideration of the sum of Ten and no/100ths (\$10.00), receipt whereof is hereby acknowledged and in pursuance of the power and authority vested in the GRANTOR, as said trustee, and of every other power and authority the GRANTOR hereunto enabling does hereby convey and quitclaim in fee simple unto the GRANTEE, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See attached Legal Description

PIN: 27-20-328-025-1019
ADDRESS: 16540 Grants Trail, Orland Park, IL 60467

together with the tenements, hereditaments and appurtenances belonging or in any wise appertaining.

SUBJECT TO: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and, building lines and easements, if any; party wall rights and agreements, if any; and, limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

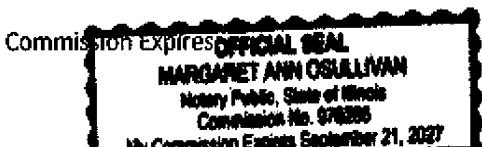
IN WITNESS WHEREOF, the Grantor, as trustee, as aforesaid, does hereunto set his/her hand and seal the day and year first above written.

By: Helga Schlinger
Helga Schlinger, as Successor Trustee of the Erwin Bernecker Trust Agreement dated July 25, 1994

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 Helga Schlinger, as Successor Trustee of the Erwin Bernecker Trust Agreement dated July 25, 1994, 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, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10 day of June, 2024.



Margaret Ann Osullivan
Notary Public

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LEGAL DESCRIPTION

Unit 7 in Nottingham Woods Condominium as delineated on a survey of the following described real estate:

Certain lots in Nottingham Woods, a subdivision, being a planned unit development in the Southwest 1/4 of Section 20, Township 36 North Range 12, East of the Third Principal Meridian, which survey is attached as Exhibit A to the Declaration of Condominium Ownership made by State Bank of Countryside, an Illinois banking corporation, as trustee under Trust Agreement dated February 1, 1992 and known as Trust Number 92-1117 recorded as Document Number 93569728 together with its undivided interest in the common elements as set forth in such declaration all in Cook County, Illinois.

P.I.N. 27-20-328-025-1019

ADDRESS: 16540 Grants Trail, Orland Park, IL 60467

REAL ESTATE TRANSFER TAX

11-JUN-2024



COUNTY:	190.00
ILLINOIS:	380.00
TOTAL:	570.00

27-20-328-025-1019

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