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TRUSTEE'S DEED ILLINOIS

Doc#: 2419920294 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 7/17/2024 1:35 PM Pg: 1 of 4

Dec ID 20240701648773

ST/Co Stamp 0-744-434-480 ST Tax \$400.00 CO Tax \$200.00

Mail recorded document to:

Kevin M. McCarthy Attorney at Law
7903 W. 159th St.

Suite B

Tinley Park, IL 60477

GRANTEE'S ADDRESS

Send tax bills to:

Michael J Maus & Cynthia L Maus

18124 Imperial Lane

Orland Park, IL 60467

THE GRANTOR(S), John J. Bojak, Jr and Nancy J. Bojak, of the Village of Orland Park, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to the power and authority vested in the Grantor(s) as trustee(s) of the John J Bojak, Jr and Nancy J Bojak Revocable Declaration of Trust, dated 4/19/10, GRANTS, SELLS and CONVEYS, hereafter to Michael J Maus and Cynthia L Maus, as Trustees of the Maus Family Trust dated 8/24/22, Grantee, of 8627 Wyman Drive, Tinley Park, IL 60487, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See Legal Description on Page 2, made a part hereof), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and hold said premises forever.

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, to: covenants, conditions, and restrictions of record and building lines and easements, if any, and general taxes not yet due and payable

Permanent Real Estate Index Number(s): 27-31-307-028-0000

Property Address: 18124 Imperial Lane, Orland Park, IL 60467

See Rider attached hereto and made a part hereof

The date of this deed of conveyance is July 11, 2024.

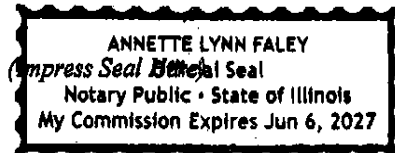
John J. Bojak as Trustee

John J Bojak, as Trustee

Nancy J. Bojak as Trustee

Nancy J Bojak, as Trustee

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John J Bojak and Nancy J Bojak, as Trustees of The John J Bojak, Jr and Nancy J Bojak Revocable Declaration of Trust, 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 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.



(My Commission Expires 6/6/27)

Given under my hand and official seal JULY 11, 2024.

Annette Lynn Faley
Notary Public

This instrument was prepared by: Stephanie Greenberg
Greenberg & Sinkovits, LLC, 18141 Dixie Highway - Suite 111, Homewood, IL 60430

FIDELITY NATIONAL TITLE OC24011046

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LEGAL DESCRIPTION

Address(es) of Real Estate: 18124 Imperial Lane, Orland Park, IL 60467

PIN: 27-31-307-028-0000

UNIT #18124 IMPERIAL LANE:

THAT PART OF LOT 48 IN BRECKENRIDGE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 48; THENCE NORTH 1 DEGREE, 18' 51" WEST, ALONG THE WEST LINE OF SAID LOT 48, 14.40 FEET; THENCE NORTH 88° 41' 09" EAST 25.00 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 1 DEGREE, 18' 51" WEST 39.00 FEET; THENCE NORTH 88 DEGREE, 41' 09" EAST 70.00 FEET; THENCE SOUTH 1 DEGREE, 18' 51" EAST 39.00 FEET; THENCE SOUTH 88° 41' 09" WEST 70.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

County of Cook County Clerk's Office

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RIDER

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises, or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this deed have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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REAL ESTATE TRANSFER TAX

15-Jul-2024



COUNTY:	200.00
ILLINOIS:	400.00
TOTAL:	600.00

27-31-307-028-0000

| 20240701648773 | 0-744-434-480

Property of Cook County Clerk's Office