

UNOFFICIAL COPY

TRUSTEE'S DEED

16218555

Doc#: 2022607645 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/13/2020 04:11 PM Pg: 1 of 2

Dec ID 20200601616016
ST/CO Stamp 0-214-342-368 ST Tax \$329.00 CO Tax \$164.50

Above Space for Recorder's Use Only

THIS INDENTURE, made this 30th day of June, 2020 by Richard A. Searls and Jane R. Searls, as Trustees of The Searls Family Trust dated January 11, 1990 hereinafter referred to as Grantors, and Judith R. Montalto, as Trustee of The Judith R. Montalto Trust dated September 18, 2000, hereinafter referred to as Grantee:

67110 Part LN PR. Pelos H rights, et. 60463

WHEREAS, Grantors is the duly acting Trustees of The Searls Family Trust dated January 11, 1990, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantors, not individually but as such Trustees, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to: Judith R. Montalto, as Trustee of The Judith R. Montalto Trust dated September 18, 2000 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, commonly known as 420 Ashbury Court, Lemont, IL 60439, legally described as:

PARCEL 1: THAT PART OF LOT 20 IN ASHBURY WOODS A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND IN PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTH 00 DEGREES 00 MINUTES 37 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 20, A DISTANCE OF 83.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE NORTH 89 DEGREES 59 MINUTES 23 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 20, A DISTANCE OF 42.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 37 SECONDS EAST A DISTANCE OF 83.00 FEET TO THE SOUTH LINE OF SAID LOT 20; THENCE SOUTH 89 DEGREES 59 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 20, A DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER COMMON AREAS AND OUTLOTS A AND B AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 8, 2003 AS DOCUMENT 0030035125 AND AS CREATED BY DEED FROM ASHBURY WOODS DEVELOPMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.

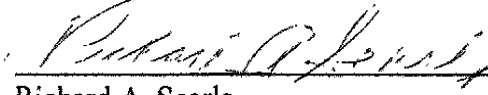
UNOFFICIAL COPY

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; unconfirmed special governmental taxes or assessments for improvements not yet completed; and general real estate taxes for 2019 and subsequent years.

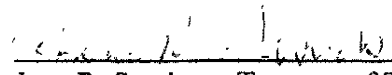
Permanent Index Number: 22-33-108-022-0000
Address(es) of Real Estate: 420 Ashbury Court, Lemont, IL 60439

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

IN WITNESS WHEREOF, Grantors, not individually, but as Trustees aforesaid, has hereunto set their hand and seal the day and year first above written.



Richard A. Searls

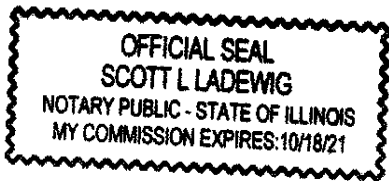


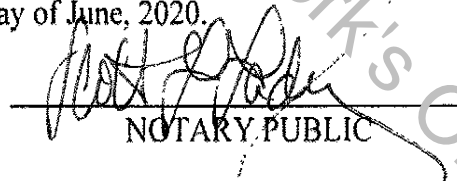
Jane R. Searls, as Trustees of The Searls Family Trust dated January 11, 1990

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 Richard A. Searls and Jane R. Searls, as Trustees of The Searls Family Trust dated January 11, 1990 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 such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of June, 2020.





NOTARY PUBLIC
Commission expires 10-18-2021

SCOTT LADEWIG
This instrument was prepared by: Ladewig and Basch, P.C., 5600 W. 127th Street, Crestwood, IL 60418

MAIL TO:
O'Brien Law Group, PC
15255 S. 94th St.
STE. 529
Orland Park, IL 60462

SEND SUBSEQUENT TAX BILLS TO:
The Judith R. Montalto Trust
420 Ashbury Court
Lemont, IL 60439

Or Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX

01-Jul-2020



COUNTY:	164.50
ILLINOIS:	329.00
TOTAL:	493.50

22-33-108-022-0000

| 20200601616016 | 0-214-342-368