

# UNOFFICIAL COPY

Doc# 2132707290 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/23/2021 08:26 AM Pg: 1 of 5

Dec ID 20211101634875  
ST/CO Stamp 1-220-787-344 ST Tax \$860.00 CO Tax \$430.00

## TRUSTEE'S DEED

This Trustee's Deed Prepared by:

Anthony R. Pontillo, Jr.  
Pontillo Law Group, LLC  
5342 East Avenue  
Countryside, Illinois 60525

*CTA/CMS/7/20/2021*

**THIS TRUSTEE'S DEED** is made this 15 day of November, 2021 by the Grantors, **JUDITH A. FERRARO, AS TRUSTEE OF THE JUDITH A. FERRARO SELF-DECLARATION OF TRUST DATED FEBRUARY 15, 2003, AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST** and **MICHAEL E. GRUBER, AS TRUSTEE OF THE MICHAEL E. GRUBER SELF-DECLARATION OF TRUST DATED FEBRUARY 15, 2003, AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST**, (collectively "Grantors") of 36 Ruffled Feathers Drive, Lemont, Il 60439, and for and in consideration of Ten and 00/100 (\$10.00) Dollars, in hand paid, Grantor conveys and grants to **DONALD D. DUNCAN AND CYNTHIA J. DUNCAN OR THEIR SUCCESSORS IN TRUST AS CO-TRUSTEES OF THE DONALD D. DUNCAN AND CYNTHIA J. DUNCAN DECLARATION OF TRUST DATED AUGUST 24, 2020**, of 1211 South Prairie, Unit 2206, Chicago, Il 60615 ("Grantee"), all right, title and interest in and to the Real Estate set forth hereinbelow, together with the rents, profits, fixtures and other appurtenant interests, situated in Chicago, Cook County, State of Illinois, which is legally described as follows:

### SEE EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN

as executed by Grantors, as Trustees, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in them by the terms of the Trust Agreement for the **JUDITH A. FERRARO, AS TRUSTEE OF THE JUDITH A. FERRARO SELF-DECLARATION OF TRUST DATED FEBRUARY 15, 2003, AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST** AND **MICHAEL E. GRUBER, AS TRUSTEE OF THE MICHAEL E. GRUBER SELF-DECLARATION OF TRUST DATED FEBRUARY 15, 2003, AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST**, and of every other power and authority thereunto enabling.

Permanent Index Number: 22-27-404-001-0000  
Address: 36 Ruffled Feathers Drive  
Lemont, IL 60439

(SIGNATURES AND NOTARY APPEAR ON THE FOLLOWING PAGES)

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IN WITNESS WHEREOF, this Trustee's Deed has been executed by Grantors on and as of the date first above written.

**GRANTORS:**

**JUDITH A. FERRARO, AS TRUSTEE OF THE  
JUDITH A. FERRARO SELF-DECLARATION  
OF TRUST DATED FEBRUARY 15, 2003, AS TO  
AN UNDIVIDED ONE-HALF (1/2) INTEREST**

*Judith A Ferraro*  
Name: **JUDITH A. FERRARO**

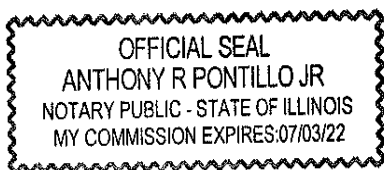
**MICHAEL E. GRUBER, AS TRUSTEE OF THE  
MICHAEL E. GRUBER SELF-DECLARATION  
OF TRUST DATED FEBRUARY 15, 2003, AS TO  
AN UNDIVIDED ONE-HALF (1/2) INTEREST**

*Michael E Gruber*  
Name: **MICHAEL E. GRUBER**

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF DuPage )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do CERTIFY THAT, **JUDITH A. FERRARO, AS TRUSTEE OF THE JUDITH A. FERRARO SELF-DECLARATION OF TRUST DATED FEBRUARY 15, 2003, AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST**, is 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 instrument as her free and voluntary act, and as the free and voluntary act of the JUDITH A. FERRARO Trust, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 15 day of November, 2021.



*Anthony R Pontillo Jr*  
Notary Public

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF DuPage )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do CERTIFY THAT, **MICHAEL E. GRUBER, AS TRUSTEE OF THE MICHAEL E. GRUBER SELF-DECLARATION OF TRUST DATED FEBRUARY 15, 2003, AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST**, is 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 instrument as her free and voluntary act, and as the free and voluntary act of the MICHAEL E. GRUBER Trust, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 15 day of November, 2021.



[Signature]  
Notary Public

Send Subsequent Tax Bills to:  
DONALD D. DUNCAN  
36 Ruffled Feathers Drive  
Lemont, IL 60439

After recording return to:  
John D. Gutzke  
Attorney at Law  
1776 S. Naperville Road, Suite 104A  
Wheaton, Illinois 60189

Property  
Cook County Clerk's Office

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## EXHIBIT "A"

### Legal Description

LOT 19 IN RUFFLED FEATHERS, BEING A SUBDIVISION OF PART OF SECTION 27 AND PART OF THE NORTH 1/2 OF SECTION 34, ALL IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

#### PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOTS P AND R AS CREATED BY PLAT OF SUBDIVISION

PERMANENT INDEX NUMBER: 22-27-404-001-0000

ADDRESS: 36 RUFFLED FEATHERS DRIVE  
LEMONT, IL 60439

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

Order No.: 21GND174016WC

For APN/Parcel ID(s): 22-27-404-001-0000

PARCEL 1:

LOT 19 IN RUFFLED FEATHERS, BEING A SUBDIVISION OF PART OF SECTION 27 AND PART OF THE NORTH 1/2 OF SECTION 34, ALL IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOTS P AND R AS CREATED BY PLAT OF SUBDIVISION

Property of Cook County Clerk's Office