

# UNOFFICIAL COPY

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410633856 (1/2)

Doc# 2204808203 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/17/2022 12:59 PM Pg: 1 of 2

Prepared by:  
Nora Hurley Marsh, Attorney  
Richards & Marsh  
200 S. Frontage Road, Suite 322  
Burr Ridge, IL 60527

Dec ID 20211201666971  
ST/CO Stamp 0-692-613-520 ST Tax \$316.50 CO Tax \$158.25

After-recording-MAIL-to:  
Christopher L. Haas, Attorney at Law  
Banahan & Haas  
22 S. 4th Street, Suite 5  
Geneva, IL 60134

RETURN TO AND  
Future Real Estate Tax Bills to:  
Vicente R. Duarte  
11120 W. 79th Street  
LaGrange, IL 60525

## TRUSTEE'S DEED

THIS INDENTURE, made this 13 day of December 2021, between Sharon Ligon, as trustee of the Raymond Leonchik and Ruth Lorraine Leonchik Joint Tenancy Trust dated 1/6/2003, whose address is: 1047 Spring Mill Ct., Varna, IL 61375, GRANTOR, party of the first part, and Vicente R. Duarte, a married man, GRANTEE, party of the second part.

Grantees Address: 338 Malden Avenue, LaGrange Park, IL 60525

WITNESSETH, that said party of the first part, in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby convey and warrant unto said party of the second part, the following described real estate, situated in Cook County, Illinois to-wit:

THAT PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 501.07 FEET EAST OF THE SOUTHWEST CORNER THEREOF, THENCE NORTH 426.51 FEET TO A POINT (SAID POINT BEING 500.16 FEET EAST OF THE WEST LINE OF SAID SECTION MEASURED AT RIGHT ANGLES FROM A POINT ON THE WEST LINE OF SAID SECTION 425.26 FEET NORTH OF THE SOUTHWEST CORNER THEREOF) THENCE WEST 76.85 FEET TO A POINT (SAID POINT BEING 423.31 FEET EAST OF THE WEST LINE OF SAID SECTION MEASURED AT RIGHT ANGLES) THENCE SOUTHWESTERLY 457.83 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION, SAID POINT BEING 260.92 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 240.15 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PIN: 18-29-300-011-0000  
c/k/a: 11120 W. 79th Street, LaGrange, IL 60525  
together with the tenements and appurtenances thereunto belonging.

SUBJECT TO: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record, building lines and easements, if any, provided that they do not interfere with the current use and enjoyment of the Real Estate.

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TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

**THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH THE AUTHORITY TO CONVEY DIRECTLY TO THE GRANTEE NAMED HEREIN**

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deed in trust delivered to said trustee in pursuance of the trust agreement above mentioned.

IN WITNESS WHEREOF, the party of the first part has signed this Deed on the day and year first above written.

Raymond Leonchik and Ruth Lorraine Leonchik  
Joint Tenancy Trust dated 7/8/2009

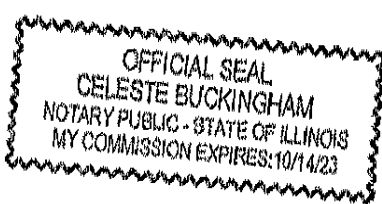
By: Sharon Ligon  
Sharon Ligon, trustee as aforesaid

STATE OF ILLINOIS            )  
                                          )  
COUNTY OF DUPAGE        )

I, a Notary Public in and for said County, and the State aforesaid, DO HEREBY CERTIFY that Sharon Ligon, trustee as aforesaid, personally known to me to be the same person whose name is subscribed to the foregoing instrument, respectively appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act, and as the free and voluntary act of said Trust for the uses and purposes therein set forth.

Given under my Hand and Notary Seal this 13 day of December, 2021.

Celeste Buckingham  
Notary Public  
My Commission Expires: 10-14-23



REAL ESTATE TRANSFER TAX		09-Feb-2022	
COUNTY:			158.25
ILLINOIS:			316.50
TOTAL:			474.75

18-29-300-011-0000 | 20211201866971 | 0-892-813-820