

16223576

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TRUSTEE'S DEED

Doc#: 2302710132 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/27/2023 02:06 PM Pg: 1 of 3

Dec ID 20230101639225
ST/CO Stamp 0-375-400-272 ST Tax \$230.00 CO Tax \$115.00

THIS INDENTURE, made this 24th day of January, 2023, by **Dale R. Baker and Christine Baker, as Trustees under the provisions of the Trust Agreement dated September 21, 2009**, of Lansing, Illinois, hereinafter referred to as Grantors, and **Fernando Garcia**, hereinafter referred to as Grantee:

WHEREAS, Grantors are the duly acting Trustees of the Trust Agreement dated September 21, 2009 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, do hereby

Grant, Sell and CONVEY to **Fernando Garcia**, ^{married man} of 2451 N. Kildare, Chicago, IL 60639, pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, the following described real estate situated in Cook County, Illinois, commonly known as 19130 Wentworth Avenue, Lansing, IL 60438, legally described as:

LOT 113 IN PASQUINELLI'S 2ND ADDITION TO LANSING GREEN, BEING A SUBDIVISION OF THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM SAID TRACT THE NORTH 100.00 FEET AS MEASURED ON THE EAST LINE OF THE EAST 250 FEET AS MEASURED ON THE NORTH LINE THEREOF), ACCORDING TO PLAT REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JANUARY 15, 1973, AS DOCUMENT NUMBER 2670164.

SUBJECT TO: Covenants, conditions and restrictions of record and general real estate taxes for 2022 and subsequent years.

2nd Installment

Permanent Index Number: 33-05-309-013-0000

Address of Real Estate: 19130 Wentworth Avenue, Lansing, IL 60438

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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, have hereunto set their hands and seals the day and year first above written.

Dale R. Baker
Dale R. Baker, as Trustee under the provisions of Trust Agreement dated September 21, 2009

Christine Baker
Christine Baker, as Trustee under the provisions of Trust Agreement dated September 21, 2009

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 Dale R. Baker and Christine Baker, as Trustees under the provisions of Trust Agreement dated September 21, 2009, 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 24th day of January, 2023



Mary E Meyers
NOTARY PUBLIC

This instrument was prepared by
Scott R. Wheaton & Associates
3108 Ridge Road
Lansing, IL 60438

MAIL TO:
Elina Golod
Attorney at Law
1016 W. Madison St., Unit 1C
Chicago, IL 60607

SEND SUBSEQUENT TAX BILLS TO:
Fernando Garcia
19130 Wentworth Avenue
Lansing, IL 60438

REAL ESTATE TRANSFER TAX		21-JBR-2023
COUNTY:		115.00
ILLINOIS:		230.00
TOTAL:		345.00

39-05-309-013-0000 | 20230101639225 | 0-375-400-272

VILLAGE OF LANSING

UNOFFICIAL COPY

Patricia L. Eidam
Mayor



Office of the Finance Director

Brian Hanigan
Finance Director

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Dale & Christine Baker
9142 Halfway Drive
Cedar Lake, IN 46303
Telephone: 708-767-6134

Attorney or Agent: Scott R Wheaton & Associates
Telephone No.: 708-895-2200

Property Address: 19130 Wentworth Avenue
Lansing, IL 60438

Property Index Number (PIN): 33-05-309-013-0000

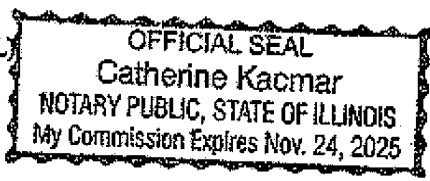
Water Account Number: 329 1610 00 01

Date of Issuance: January 25, 2023

(State of Illinois)
(County of Cook)
This instrument was acknowledged before
me on January 25, 2023 by
Catherine Kacmar.

VILLAGE OF LANSING
By: [Signature]
Village Treasurer or Designee

[Signature] (Signature of Notary Public) (SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.