

# UNOFFICIAL COPY

Doc#: 2305306138 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/22/2023 03:12 PM Pg: 1 of 3

## TRUSTEES DEED

Dec ID 20230201648144  
ST/CO Stamp 1-462-706-000 ST Tax \$315.00 CO Tax \$157.50

Property of Cook County Clerk's Office

2205TZ17507EM 1/2 KSCRN  
7th  
THIS INDENTURE made this 7<sup>th</sup> day of February 2023, David D. Pedersen, Manager of Larkin Real Estate LLC, Trustee of Tall 73 Land Trust No. 1, Grantor, of the Village of Gilberts, County of Kane, State of Illinois, and Anthony R. Provenzano, a married man, Grantee, of 15636 117<sup>th</sup> Ave. Orland Park IL 60467,

WITNESSETH, that Grantor, in consideration of the sum of Ten and 00/100 Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in Grantor as said trustee, and of every other power and authority the Grantor hereunto enabling, does hereby convey and warrant unto the Grantee, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 06-15-203-020-0000  
Address(es) of Real Estate: 73 Tall Grass Ct., Streamwood IL 60107

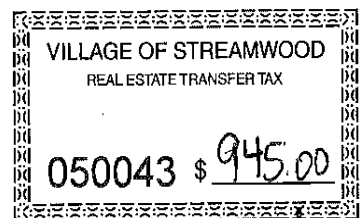
*SUBJECT TO:* Real estate taxes for the years 2022, 2023 and subsequent years, conditions, restrictions, covenants of record and building lines and easements so long as they do not underlie the property or interfere with the Purchaser's use and enjoyment of the same.

IN WITNESS WHEREOF, Grantor, not individually, but as Trustee's aforesaid, have hereunto set their hands and seals the day and year first written above.

Dated this 7<sup>th</sup> day of February, 2023



David D. Pedersen, Manager of Larkin Real Estate LLC, Trustee of Tall 73 Land Trust No. 1



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STATE OF ILLINOIS, COUNTY OF KANE SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT David D. Pedersen, Manager of Larkin Real Estate LLC, Trustee of Tall 73 Land Trust No. 1, personally known to me to be the same person(s) whose name(s) 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.

Given under my hand and official seal, this 7<sup>TH</sup> day of FEBRUARY, 2023



Austin Schmidt (Notary Public)

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Prepared By: Craig Hurwitz  
P.O. Box 3062  
Barrington, IL 60011

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Mail To:  
Anthony R. Provenzano  
73 Tall Grass Court  
Streamwood IL 60107

Name & Address of Taxpayer:  
Anthony R. Provenzano  
73 Tall Grass Ct.  
Streamwood, IL 60107

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## LEGAL DESCRIPTION

LOT 11-2 IN SUTTON RIDGE, BEING A RESUBDIVISION OF LOTS 1, 3, 6, 7, 10, 11, 16, 20, AND 21 IN REMINGTON RIDGE, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 18, 2012 AS DOCUMENT 1217022047, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 73 TALL GRASS CT., STREAMWOOD IL 60107

PIN: 06-15-205-020-0000

Property of Cook County Clerk's Office