

UNOFFICIAL COPY

TRUSTEE'S DEED

Doc#: 2309710189 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/07/2023 02:19 PM Pg: 1 of 3

Dec ID 20230301677940
ST/CO Stamp 0-138-970-320 ST Tax \$530.00 CO Tax \$265.00

C.T.I./CY
1 of 2
23CST357624WC

(the above space for Recorder's use only)

THIS INDENTURE, made on March 27, 2023 between **DONALD C. BEARD**, not personally but as trustee under the **Deirdre (aka) Dierdre Jane Beard Flesner Trust created under the Last Will and Testament of William L. Beard**, party of the first part, and **Kevin Alexander and Rebecca Alexander**, Husband and wife, of 1819 West Iowa Street, #2, Chicago, Illinois, 60622, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid does hereby convey and quitclaim unto said parties of the second part, not as joint tenants nor as tenants in common but as tenants by the entirety, the following described real estate, situated in Cook County, in the State of Illinois, to wit:

See attached legal description

Subject to taxes for 2022 and subsequent years, conditions, restrictions and easements of record.

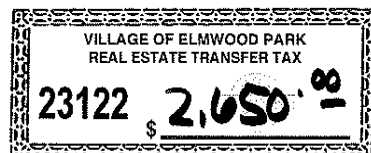
together with the tenements and appurtenances thereunto belonging.

Address of Property: **2443 N. 73rd Court, Elmwood Park, IL 60707**

Property Index Number: **12-25-425-036-0000**

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

This deed is executed by the Grantor, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.



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IN WITNESS WHEREOF, said party of the first part has caused her name to be signed to these presents the day and year first above written.

Donald C Beard

**Donald C. Beard, as trustee aforesaid
and not personally**

State of Illinois)
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Donald C. Beard**, as Trustee aforesaid, 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 and delivered this instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 27 day of March, 2023.

Commission expires 7/14, 2024

[Signature]
NOTARY PUBLIC



To:

Send Subsequent Tax Bills To:

This instrument was prepared by Law Office of Jonathan D. Groll, Ltd., 830 North Boulevard, Suite A, Oak Park, IL 60301.

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LEGAL DESCRIPTION

Order No.: 23CST357624WC

For APN/Parcel ID(s): 12-25-425-036-0000

LOT 7 AND THE SOUTH ONE FOOT OF LOT 8 IN BLOCK 57 IN SCHUMACHER AND GNAEDINGER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF GRAND AVENUE (EXCEPTING 2 ACRES THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 25, THENCE WEST 20 RODS, THENCE SOUTH 16 RODS, THENCE EAST 20 RODS, THENCE NORTH 16 RODS TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office