

UNOFFICIAL COPY

FIRST AMERICAN TITLE

FILE # AF1032086 *ka*

Document prepared by:

Lee T. Virtel
15419 127th Street
Lemont, IL 60439

Mail document to:

Edmund Ponce de León
77 W. Wacker Drive, Suite 4500
Chicago, IL 60606

Mail tax WILLIAMS to:

Benjamin and Jacquleen Warsinske
401 Lemont Street
Lemont, Illinois 60439

Doc#: 2310713436 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 04/17/2023 03:38 PM Pg: 1 of 2

Dec ID 20230301677295

ST/CO Stamp 1-749-136-592 ST Tax \$370.00 CO Tax \$185.00

TRUSTEE'S DEED ILLINOIS

Hale THIS INDENTURE made this 17th day of April, 2023, between Grantors, WILLIAM A. BALTRUS and MADELINE M. VANCHERI-BALTRUS, Co-Trustees of the BALTRUS FAMILY TRUST dated July 2, 2012, of the Village of Lemont, State of Illinois, and Grantees, BENJAMIN WARSINSKE and JACQUELEEN WARSINSKE, of 680 S. Federal, #603, Chicago, Illinois 60605, not as joint tenants or tenants in common, but as TENANTS BY THE ENTIRETY. ** Husband & Wife*

WITNESSETH, that Grantor, in consideration of the sum of Ten (\$10.00) Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby convey and quitclaim unto the Grantee, the following described real estate, situated in the County of Cook, State of Illinois, to wit:

PARCEL 1:

LOT 19 IN BLOCK 16 IN N.J. BROWN'S ADDITION TO LEMONT, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS RECORDED MARCH 23, 1900 IN THE OFFICE OF THE RECORDER OF DEED AS DOCUMENT NO. 2739077.

PARCEL 2:

THE SOUTHWESTERLY HALF OF THE VACATED ALLEY LYING NORTHEASTERLY AND ADJOINING PARCEL 1.

Address: 401 Lemont Street, Lemont, Illinois 60439

Permanent Index No.: 22-20-440-001-0000

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 they do not interfere with the current use and enjoyment of the real estate;

IN WITNESS WHEREOF, the Grantors, as Co-Trustees as aforesaid, has hereunto set their hands and seals the day and year first above written.

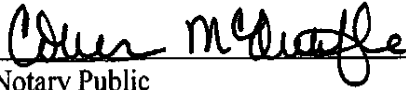

WILLIAM A. BALTRUS


MADELINE M. VANCHERI-BALTRUS

Co-Trustees of the BALTRUS FAMILY TRUST dated July 2, 2012

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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 WILLIAM A. BALTRUS and MADELINE M. VANCHERI-BALTRUS, Co-Trustees of the BALTRUS FAMILY TRUST dated July 2, 2012, 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 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 11th day of April, 2023.



Notary Public



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