

# UNOFFICIAL COPY

## TRUSTEE'S DEED (ILLINOIS)

Doc# 2315806305 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/07/2023 03:57 PM Pg: 1 of 2

Dec ID 20230501634940  
ST/CO Stamp 1-430-272-720 ST Tax \$340.00 CO Tax \$170.00  
City Stamp 2-137-512-656 City Tax: \$3,570.00

 Chicago Title

236-NW 296379WC  
AUG 10-2

Above Space for Recorder's Use Only

This Indenture, made this 1st day of June 2023, between **BENIAMIN LUCESCUL**, as Trustee under the provisions of a Trust Agreement dated the 14<sup>th</sup> day of July 2023, and known as **10127 PARNELL LAND TRUST, GRANTOR**, and **JERRY R. TAYLOR JR., GRANTEE**, of 2030 W Warren Blvd., Apt. 1, Chicago, IL 60612.

WITNESSETH, that the GRANTOR, in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration, 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 warrant unto the GRANTEE, the following described real estate, situated in the County of **COOK** and State of Illinois, to wit:

LOTS 37 AND 38 IN BLOCK 35 IN EAST WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS REGISTERED LAND AS SET FORTH IN CERTIFICATE NO. 1478101.

P.I.N.: 25-09-321-009-0000

c/k/a: 10127 Parnell Avenue, Chicago, Illinois 60628

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

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**IN WITNESS WHEREOF**, the Grantor, as Trustee as aforesaid, has hereunto set his hand and seal the day and year first above written.

Dated the 01 day of JUNE 2023

  
\_\_\_\_\_  
**BENIAMIN LUCESCUL**, as Trustee as Aforesaid

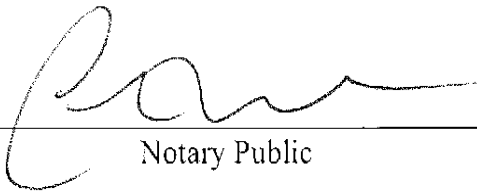
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State of Illinois }  
 } ss  
 County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **BENIAMIN LUCESCUL**, as **Trustee under the provisions of a Trust Agreement dated the 14<sup>th</sup> day of July 2023**, 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 he/she signed, sealed and delivered the said instrument as his/her free and voluntary act as such Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal this 1<sup>ST</sup> day of JUNE 2023.

Commission Expires: 11/30/26

  
 \_\_\_\_\_  
 Notary Public



This instrument prepared by:  
 Peter Burdi, Esq.  
 Peter Burdi, Attorneys at Law, P.C.  
 22 W 1<sup>st</sup> St.  
 Hinsdale, Illinois 60521  
 Phone: (312) 907-9448

**MAIL TO:**

Jerry R Taylor JR  
10127 S Pennell Ave  
Chicago, IL 60628

**SEND SUBSEQUENT TAX BILLS TO:**

Jerry R. Taylor JR  
10127 S Pennell Ave  
Chicago, IL 60628