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Doc#: 2316313278 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/12/2023 11:29 AM Pg: 1 of 3

TRUSTEE'S WARRANTY DEED

Mail To:

James A. Marino
5521 N. Cumberland #1009
Chicago, IL 60645

Subsequent Tax Bills To:

Augustino M. Fontanetta
8030 Virginia Lake Ct
Palatine, IL 60074

Dec ID 20230601638124
ST/CO Stamp 0-719-193-808 ST Tax \$640.00 CO Tax \$320.00

Above Space for Recorder's Use Only

THE GRANTORS, Susan L. Leicht, Trustee of The Donald R. Reibel Revocable Trust dated March 18, 2005, and Susan L. Leicht, Trustee of The Carole L. Reibel Revocable Trust dated March 18, 2005, of the Village of Schaumburg, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Augustino M. Fontanetta and Christine E. Fontanetta**, married to each other, of 1200 W. Alca St, Arlington Heights, IL 60004, as **TENANTS BY THE ENTIRETY**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT 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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Address of Real Estate: **863 N. Virginia Lake Ct., Palatine, IL 60074**

PIN(s): **02-12-406-012-0000**

LT-236507910100K 1/2 ELA

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In Witness Whereof, **Susan L. Leicht, Trustee of The Donald R. Reibel Revocable Trust dated March 18, 2005, and Susan L. Leicht, Trustee of The Carole L. Reibel Revocable Trust dated March 18, 2005**, has hereunto set her hand and seal this 2 day of June, 2023

Susan L. Leicht (SEAL)
Susan L. Leicht, Trustee of The Donald R. Reibel Revocable Trust dated March 18, 2005

Susan L. Leicht (SEAL)
Susan L. Leicht, Trustee of The Carole L. Reibel Revocable Trust dated March 18, 2005

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 **Susan L. Leicht** personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged she signed, sealed, and delivered the said instrument as her free and voluntary act, as trustee aforesaid, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of June, 2023.

Meredith A. Swank
Notary Public

My Commission Expires: 07/28/2026



This instrument was prepared by:
Matthew J. Swank, Attorney at Law, 1173 Lyman Ave., Oak Park, IL 60304

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EXHIBIT "A"

Order No.: 23GSC7910100K

Property Address: 863 N Virginia Lake Ct, Palatine, IL 60074-7249

For APN/Parcel ID(s): 02-12-406-012

LOT 140 IN VIRGINIA LAKE SUBDIVISION UNIT NUMBER 2 BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office