

UNOFFICIAL COPY

Doc#: 2317846130 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 06/27/2023 11:20 AM Pg: 1 of 3

Dec ID 20230601635435

ST/CO Stamp 1-970-404-048 ST Tax \$900.00 CO Tax \$450.00

This instrument prepared by:

Codilis & Associates, P.C.

Michael Anselmo, Esq.

15W030 N. Frontage Rd.

Burr Ridge, IL 60527

Mail future tax bills to:

Fitzgerald
Chris Fitzgerald and Melinda ~~Lefrey~~

6477 Thunderbird Dr.

Indian Head Park, IL 60525

Mail this recorded instrument to:

James J. Ryske + Assoc.

920 N. York Rd. Ste 210

Hinsdale, IL 60524

PT 23 - 92465 10 F1

TRUSTEE'S DEED

This Indenture, made this *5th* day of *June*, 20 *23*, between Christopher M. Trifilio and Lauren E. Trifilio Trustees under the provision of a deed or deeds in trust duly recorded and delivered to said trustee in pursuance of a trust agreement dated September 15, 2004, and known as Christopher M. Trifilio and Lauren E. Trifilio, as Trustees of the Trifilio Family Trust dated September 15, 2004 of, 6477 Thunderbird Dr., Indian Head Park, IL 60525 party of the first part, Christopher Fitzgerald and Melinda Fitzgerald *husband +* of 1033 W 14th Pl Unit 335, Chicago IL 60608, party of the second part. *As Tenants by the Entirety* *wife*

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in Cook County, State of Illinois, to wit:

Lot 21 in Western Builders Indian Village, being a subdivision of part of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 38 North, Range 12, East of the Third Principal Meridian, according to the plat recorded March 12, 1975 as Document Number 23018324, in Cook County, Illinois.

Permanent Index Number(s): 18-19-211-018-0000

Property Address: 6477 Thunderbird Dr, Indian Head Park, IL 60525

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of Prompt 2022 2nd and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

To Have and To Hold the same unto said party of the second part, and to the proper use, benefit, and behold forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

Laura Ferris
Trustee

Trustee

STATE OF IL)
COUNTY OF DeKalb) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Laura Ferris, as Trustee(s) aforesaid, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 5 day of June, 2023.



Janel Solis
Notary Public

Corporate Trustee

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ Trust Officer and attested by _____ Trust Officer, the day and year first above written.

Trustee

By _____
Trust Officer

Attest _____
Trust Officer

STATE OF _____)
COUNTY OF _____) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that _____, as Trustee(s) aforesaid, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this _____ day of _____, _____.

Notary Public

UNOFFICIAL COPY

Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

* CHRISTOPHER M. TRIFILIO
Trustee

* Christopher M. Trifilio
Trustee

STATE OF IL
COUNTY OF DeKalb

) I, the undersigned, a Notary Public in and for the County and State aforesaid, DO
) SS HEREBY CERTIFY that Christopher M. Trifilio as Trustee(s) aforesaid,
) personally known to me to be the same person(s) whose name(s) is/are subscribed to
the foregoing instrument as such Trustee(s), appeared before me this day in person
and acknowledged that he/she/they signed and delivered said instrument as
his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 2nd day of June, 2023.

K. Lachine
Notary Public



Property of Cook County Clerk's Office