

UNOFFICIAL COPY

Trustee's
~~Warranty~~ Deed
Statutory (ILLINOIS)
General

Doc#: 2318012185 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/29/2023 03:35 PM Pg: 1 of 2

Dec ID 20230601637832
ST/CO Stamp 0-934-645-456 ST Tax \$472.00 CO Tax \$236.00
City Stamp 0-653-823-696 City Tax: \$4,956.00

1 & 2
TRULY
TITLE
23003108-20

Above Space for Recorder's Use Only

THE GRANTORS, STEVEN R. TELKAMP AND JULIE TELKAMP, AS CO-TRUSTEES UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 22ND DAY OF NOVEMBER, 2005, AND KNOWN AS STEVEN R. TELKAMP TRUST, AND JULIE TELKAMP AND STEVEN R TELKAMP, AS CO-TRUSTEES UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 22ND DAY OF NOVEMBER, 2005, AND KNOWN AS JULIE TELKAMP TRUST, for and in consideration of (\$10.00) Ten Dollars, in hand paid, CONVEY and WARRANT to WESTGATE HOMES LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, duly organized and existing under and by virtue of the laws of the state of Illinois and duly authorized to transact business in the state where the following describe real estate is located, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 58 IN LAVINIA ELDRED'S SUBDIVISION BEING A SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 13-17-315-027-0000

Address(es) of Real Estate: 4047 N Meade Avenue, Chicago, IL 60634

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

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; 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.

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Dated this 31st day of May 2023.

Steven R. Telkamp and Julie Telkamp, as Co-Trustees under the provisions of a trust agreement dated the 22nd day of November, 2005, and known as Steven R. Telkamp Trust, as to an undivided one-half (1/2) interest and Julie Telkamp and Steven R Telkamp, as Co-Trustees under the provisions of a trust agreement dated the 22nd day of November, 2005, and known as Julie Telkamp Trust, as to an undivided one-half (1/2) interest.

PLEASE PRINT OR TYPE NAME BELOW SIGNATURE(S)

x Julie Telkamp (SEAL)
 Julie Telkamp

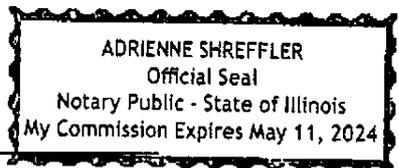
y Steven R. Telkamp (SEAL)
 Steven R. Telkamp

State of Illinois, County of Cook ss I, the undersigned, a Notary Public, In and for said County, in the State aforesaid, DO HEREBY CERTIFY Julie Telkamp and Steven R. Telkamp, are 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 31st day of May 2023.

Commission expires 5/11/2024

[Signature]
NOTARY PUBLIC



This instrument was prepared by:
The Real Property Law Group, PC, 4653 N. Milwaukee Ave., Chicago, Illinois 60630

MAIL TO:
West Gate Homes LLC
906 N West Gate Rd.
Mt. Prospect, IL 60056

SEND SUBSEQUENT TAX BILLS TO:
West Gate Homes LLC
906 N West Gate Rd.
Mt. Prospect, IL 60056

OR

Recorder's Office Box No. _____