

UNOFFICIAL COPY

Doc#. 2320713016 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/26/2023 09:11 AM Pg: 1 of 2

Dec ID 20230701674030
ST/CO Stamp 0-630-305-232 ST Tax \$350.00 CO Tax \$175.00

TRUSTEE'S DEED)
THIS INDENTURE, made this)
19th day of July, 2023)
between **JERRY LOCKWOOD** AND)
KAREN LOCKWOOD, As Co-Trustees))
of the provisions of a)
Declaration of Trust dated)
June 30, 2021, and known as)
the Jerry Lockwood and Karen)
Lockwood Living Trust, grantors)
and)
BIANCA HAWKINS,)
A single person)
14612 Dorchester Ave)
Dolton, IL 60419)
Grantee and)
DENNIS HYPHE, a widower)
2309 Campden)
Austin, TX 78745)

WITNESSETH, That grantors, in consideration of the sum of TEN AND NO/100 (\$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, do hereby convey and warrant unto grantees as joint tenants with right of survivorship, the following described Real Estate situated in the County of Cook, in the State of Illinois.

Legal description:

LOT 12 IN GLADVILLE'S SUBDIVISION OF THAT PART OF THE NORTH EAST ¼ OF THE SOUTH EAST ¼ OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF MAIN STREET (EXCEPT THE EAST 312 FEET OF THE WEST 342 FEET OF THE SOUTH 360 FEET OF SAID TRACT) IN COOK COUNTY, ILLINOIS.

SUBJECT TO: 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 and general real estate taxes not due and payable at the time of closing;

Permanent Real Estate Index Number: 29-31-407-033-0000

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Address of Real Estate: 1666 Ridge Road, Homewood, IL 60430

IN WITNESS WHEREOF, the grantor, as trustee, as aforesaid, hereunto sets his hand and seal the day and year first above written

DATED THIS 14th day of July, 2020.

[Signature]
JERRY LOCKWOOD, Co-Trustee

[Signature]
KAREN LOCKWOOD, Co-Trustee

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 that JERRY LOCKWOOD and KAREN LOCKWOOD 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 as such trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of July, 2023.

[Signature]
NOTARY PUBLIC

SEAL

This instrument was prepared by BRAUN & EDWARDS, Chartered, 18312 West Creek Drive, Suite A, Tinley Park, Illinois 60477. Phone: 708/957-1500
Email: paul@braunandedwards.com



MAIL TO:
Same →

SEND SUBSEQUENT TAX BILL TO:
BIANCA HAWKINS & DENNIS HYPHE
1666 Ridge Road
Homewood, IL 60430