

# UNOFFICIAL COPY

This instrument prepared by:  
Law Office of Ryan B. Werner, LLC  
1655 N. Arlington Heights Rd, Suite 104E  
Arlington Heights, IL 60004

Doc#: 2323606169 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/24/2023 01:39 PM Pg: 1 of 2

Mail future tax bills to:  
Kamila Allen and Eddy Petit  
910 North Elmhurst Road  
Prospect Heights, IL 60070

Dec ID 20230801601526  
ST/CO Stamp 1-495-131-600 ST Tax \$440.00 CO Tax \$220.00

Mail this recorded instrument to:  
Kamila Allen and Eddy Petit  
910 North Elmhurst Road  
Prospect Heights, IL 60070

## TRUSTEE'S DEED

This Indenture, made this 11<sup>th</sup> day of August, 2023, between Guy E. Welch and Joan Welch, as Co-Trustees of the Guy E. Welch and Joan Welch Joint Trust dated August 31, 2016, party of the first part, and Kamila Allen and Eddy Petit, ~~both~~ of 2050 Parkside, Unit 2B, Park Ridge, IL 60068, party of the second part.

*\* Unmarried as Joint Tenants*  
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,  as Joint Tenants nor as Tenants In Common,  as Tenants By The Entirety, the following described real estate, situated in Cook County, State of Illinois, to wit:

LOT 6 IN EHLER AND WENBORG'S COUNTRY GARDENS UNIT NUMBER 1, BEING A SUBDIVISION OF THE NORTHEAST 1/4 THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 15, 1955 AS DOCUMENT NUMBER 16205610, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 03-15-306-015-0000  
Property Address: 910 North Elmhurst Road, Prospect Heights, IL 60070

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year 2022 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 behoold 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.

# 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.

Guy E. Welch, Co-Trustee of the Guy E. Welch and Joan Welch Joint Trust dated August 31, 2016

Joan Welch, Co-Trustee of the Guy E. Welch and Joan Welch Joint Trust dated August 31, 2016

STATE OF ILLINOIS  
COUNTY OF LAKE

SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Guy E. Welch and Joan Welch, Co-Trustees of the Guy E. Welch and Joan Welch Joint Trust dated August 31, 2016, as Trustees aforesaid, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trustees, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their free and voluntary act for the use and purposes set forth therein.

Given under my hand and Notarial Seal this 11<sup>th</sup> day of August, 2023.

  
Notary Public