

UNOFFICIAL COPY

Doc#: 2328606474 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/13/2023 02:53 PM Pg: 1 of 4

Dec ID 20230901636486
ST/CO Stamp 0-009-262-032 ST Tax \$420.00 CO Tax \$210.00

Property of Cook County Clerk's Office

TRUSTEE'S DEED

ORNTIC File Number: 23160166

Old Republic National Title

9601 Southwest Hwy

Oak Lawn, Il 60453

312-641-7799

UNOFFICIAL COPY

TRUSTEE'S DEED

THIS INDENTURE, made this 20 day of September, 2023 by the GRANTOR, ARTHUR J. DANKO, not individually or personally, but as SURVIVING CO-TRUSTEE OF THE DANKO TRUST, DATED JUNE 26, 2000 ("GRANTOR") of Lemont, Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to:

ROBERT ARRIGO, an unmarried person and CHRISTY MILLAN, an unmarried person, of 209 Willow Boulevard, Willow Springs, Illinois ("GRANTEES") not as Tenants in Common but as JOINT TENANTS with rights of survivorship the following described Real Estate, situated in the County of Cook, in the State of Illinois, to-wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as Tenants in Common but as JOINT TENANTS with rights of survivorship forever.

Subject to: Covenants, conditions and restrictions of record and building lines and easements, if any, provided that they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable as of September 28, 2023; terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after September 28, 2023 of general assessments established pursuant to the Declaration/CCRs.

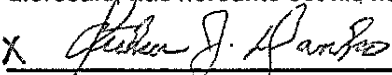
Permanent Real Estate Index Number: 22-32-211-009-0000

Address of Real Estate: 1428 Ashbury Drive, Lemont, Illinois 60439

together with the tenements and appurtenances thereunto belonging, or in any way appertaining, and all the estate, right, title, interest, claim and demand whatsoever, at law or in equity, which Grantor now has in and to said real estate.

The TRUST created and existing under and by virtue of the terms and provisions of said Trust Agreement is in full force and effect as of the date hereof and this deed is executed pursuant to and in the exercise of the power and authority therein granted to and vested in said Grantor.

IN WITNESS WHEREOF, ARTHUR J. DANKO, not individually or personally, but as SURVIVING CO-TRUSTEE aforesaid, has hereunto set his hand and seal, the day and year first above written.

X 

ARTHUR J. DANKO, not individually or personally, but as SURVIVING CO-TRUSTEE OF THE DANKO TRUST, DATED JUNE 26, 2000

23140166 1/2
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

UNOFFICIAL COPY

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 ARTHUR J. DANKO, not individually or personally, but as SURVIVING CO-TRUSTEE OF THE DANKO TRUST, DATED JUNE 26, 2000, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, as Surviving Co-Trustee aforesaid for the uses and purposes therein set forth.

Given under my hand and official seal this 20 day of September, 2023.

Commission expires: 3/16/27

Notary Public Kenneth J Tokarz



This instrument was prepared by:

Audrey Kies Tokarz
Attorney at Law
14007 S. Bell Road, Suite 219
Homer Glen, Illinois 60491

Mail recorded Deed to:

Robert Arrigo + Christy Millan
1428 Ashbury Drive
Lemont IL 60439

Send Subsequent Tax Bills To:

REAL ESTATE TRANSFER TAX		09-Oct-2023
	COUNTY:	210.00
	ILLINOIS:	420.00
	TOTAL:	630.00
22-32-211-009-0000 20230901636486 0-009-262-032		

UNOFFICIAL COPY

LEGAL DESCRIPTION

FOR

1428 ASHBURY DRIVE, LEMONT, ILLINOIS 60439

PARCEL 1: UNIT 15-1428 IN THAT PART OF LOT 15 IN ASHBURY WOODS A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION IN PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN AND IN PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 15; THENCE NORTH 00 DEGREES 00 MINUTES 37 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 15, A DISTANCE OF 36.75 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 23 SECONDS EAST, A DISTANCE OF 83.00 FEET TO THE EAST LINE OF SAID LOT 15; THENCE SOUTH 00 DEGREES 00 MINUTES 37 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 15; A DISTANCE OF 36.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 89 DEGREES 59 MINUTES 23 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 83.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

PARCEL2: A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER COMMON AREAS AND OUTLOTS A AND B AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 8, 2003 AS DOCUMENT 0030035125 AND AS CREATED BY DEED FROM ASHBURY WOODS DEVELOPMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.

PROPERTY ADDRESS: 1428 ASHBURY DRIVE, LEMONT, ILLINOIS 60439

PERMANENT INDEX NUMBER: 22-32-211-009-0000