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Karen A. Yarbrough
Cook County Clerk
Date: 12/15/2023 11:50 AM Pg: 1 of 3

Dec ID 20231201693022
ST/CO Stamp 1-873-862-704 ST Tax \$1,050.00 CO Tax \$525.00

TRUSTEE'S DEED

This instrument prepared by:

Skoubis Alikakos, LLC
1990 E. Algonquin Rd., Ste. 230
Schaumburg, Illinois 60173

⑤ 1082
23600039109 RM/RO

Above Space for Recorder's Use Only

This Indenture, made this 13th day of December, 2023, between MICHAEL EDMUND SARGENT, SR. and SANDRA LYNN SARGENT, as Trustees under the provisions of a certain trust agreement dated January 28, 2004 and known as THE SANDRA LYNN SARGENT REVOCABLE LIVING TRUST AGREEMENT, GRANTOR, and CHRISTOPHER SANFILIPPO and ALEXIA SANFILIPPO, GRANTEEES, husband and wife, of 1507 Galloway Dr., Inverness, Illinois 60010, not as Joint Tenants, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY.

WITNESSETH, that the GRANTOR, in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration, 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, does hereby convey and warrant unto the GRANTEE, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED EXHIBIT A- LEGAL DESCRIPTION

P.I.N.: 02-07-405-021-0000
c/k/a: 1507 Galloway Dr. Inverness, Illinois 60010

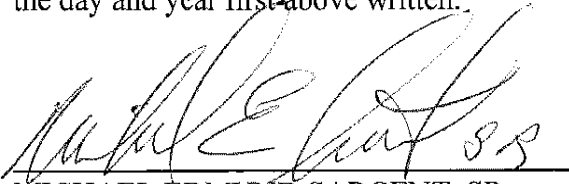
TOGETHER with all and singular the hereditaments and appurtenances therunto belonging, or in otherwise appertaining, the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances.

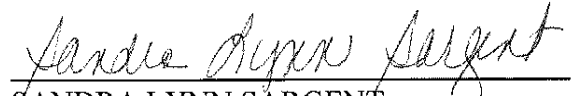
TO HAVE AND TO HOLD SAID PREMISES as Husband and Wife, not as Joint Tenants nor as Tenants in Common, but as TENANTS BY THE ENTIRETY forever.

Grantor, for itself and its successors and assigns, does hereby covenant and represent that it has not done or suffered to be done, anything whereby the said premises hereby conveyed is, or may be, in any manner encumbered or charged, except, as herein recited; and that it will warrant and defend the said premises against all persons lawfully claiming by, through or under Grantor, subject only to: general real estate taxes not due and payable at the time of Closing; the Permitted Exceptions attached hereto as Exhibit B, attached and made a part hereof.

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IN WITNESS WHEREOF, the Grantor, as Trustee as aforesaid, has hereunto set his hand and seal the day and year first-above written.

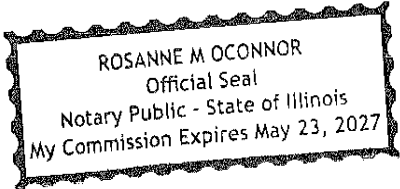

MICHAEL EDMUND SARGENT, SR.,
as Trustee aforesaid



SANDRA LYNN SARGENT,
as Trustee aforesaid

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 MICHAEL EDMUND SARGENT, SR., and SANDRA LYNN SARGENT, 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 Trustees aforesaid as their free and voluntary act, for the uses and purposes therein set forth.

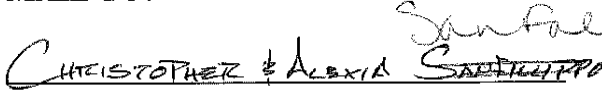
Given under my hand and official seal, this 13th day of December, 2023.



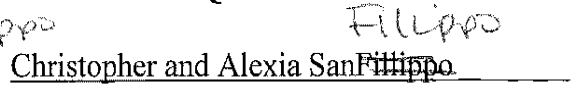

Notary Public

Commission Expires: 5/23/2027

MAIL TO:


1507 GALLOWAY DR.
INVERNESS, IL 60010

SEND SUBSEQUENT TAX BILLS TO:


1507 Galloway Dr
Inverness, IL 60010

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EXHIBIT A

LOT 69 IN INVERNESS HILLS SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 10 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1979 AS DOCUMENT 25007077 AND CERTIFICATE OF CORRECTION RECORDED MAY 22, 1980 AS DOCUMENT 25464796 IN COOK COUNTY, ILLINOIS.

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