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Doc#: 2400313301 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/03/2024 12:58 PM Pg: 1 of 3

TRUSTEE'S DEED

This instrument prepared by:

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

Dec ID 20231201600621
ST/CO Stamp 1-692-018-736 ST Tax \$340.00 CO Tax \$170.00

Above Space for Recorder's Use Only

This Indenture made this 28th day of December, 2023, between SANDRA LYNN SARGENT, as Trustee under the provisions of the SANDRA LYNN SARGENT REVOCABLE LIVING TRUST AGREEMENT dated January 28, 2004, GRANTOR, and DE MONTE BUILDERS, INC., an Illinois corporation, GRANTEE, 382 Woodside Dr., Wood Dale, Illinois 60191.

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 quitclaim 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.: 01-27-309-00-0000

c/k/a: 2 Morgan Lane, South Barrington, Illinois 60010-6162

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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.

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: 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; and general real estate taxes not due and payable at the time of Closing.

[Signature Page to Follow]

CT-23600091122M 1/1 EJA

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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.

Sandra Lynn Sargent
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 SANDRA LYNN SARGENT, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as Trustees aforesaid as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of December, 2023.

[Signature]
Notary Public



Commission Expires: _____

**SEND SUBSEQUENT TAX BILLS TO
AND MAIL RECORDED DEED TO:**

DeMonte Builders, Inc

382 Woodside Dr

Wood Dale, IL 60191

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EXHIBIT "A"

Order No.: 23GCO039112RM

Property Address: 2 Morgan Lane, South Barrington, IL 60010

For APN/Parcel ID(s): 01-27-309-006-0000

LOT 56 IN CUTTERS RUN OF SOUTH BARRINGTON SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 1990 AS DOCUMENT NUMBER 90156829, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office