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Saturn Title LLC
2337000 10f2

Doc#: 2407314280 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/13/2024 11:23 AM Pg: 1 of 5

Dec ID 20240301648237
ST/Co Stamp 1-076-226-608 ST Tax \$130.00 CO Tax \$65.00

Trustee's Deed Statutory (Illinois)

THE GRANTOR, Thomas George and Laly Thomas, as Trustee, and not personally, pursuant to the terms of that certain trust agreement called **Thomas V. George and Laly V. Thomas, as Trustees of the George and Thomas Revocable Living Trust dated June 22, 2021**, dated June 22, 2021, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Anthony Ukagwu and Ujeoma Ukagwu, husband and wife, Tenancy by the Entirety, of 17406 Walter St., Lansing, IL 60438, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee, and not personally, pursuant to the terms of that certain trust agreement called **Thomas V. George and Laly V. Thomas, as Trustees of the George and Thomas Revocable Living Trust dated June 22, 2021** and dated June 22, 2021.

Subject, however, to the general taxes for the year of 2024 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 30-29-300-046-0000

Property Address: 17406 Walter St., Lansing, IL 60438

Dated this 5th day of March, 2024.



Thomas George



Laly Thomas

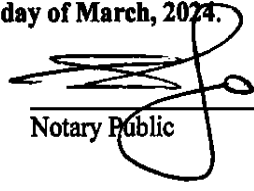
not personally, but as Trustee

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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 Thomas George and Laly Thomas as Trustee, and not personally, pursuant to the terms of that certain trust agreement called **Thomas V. George and Laly V. Thomas, as Trustees of the George and Thomas Revocable Living Trust dated June 22, 2021 and dated June 22, 2021**, personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this **5th day of March, 2024**.



Notary Public

My commission expires: _____ July 7, 2026 _____



Property of Cook County Clerk's Office

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THIS DOCUMENT PREPARED BY:

Shijo Mullappallil
4323 W. Irving Park Rd Unit 1b,
Chicago, IL 60641

MAIL TAX BILL TO:

Anthony Ukagwu and Ijeoma Ukagwu
17406 Walter St.
Lansing, IL 60438

MAIL RECORDED DEED TO:

Anthony Ukagwu and Ijeoma Ukagwu
17406 Walter St.
Lansing, IL 60438

Property of Cook County Clerk's Office

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VILLAGE OF LANSING

Patricia L. Eidam
Mayor



Office of the Finance Director

Brian Hanigan
Finance Director

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Thomas George
Judy Thomas
1945 Chamberry Court
Wheeling, IL 60090

Telephone: 847-269-5704

Attorney or Agent: Shijo Mullappalli
Telephone No.: 847-650-8241

Property Address: 17406 Walter Street
Lansing, IL 60438

Property Index Number (PIN): 30-29-300-046-0000

Water Account Number: 311-0050-00-05

Date of Issuance: March 1, 2024

(State of Illinois)
(County of Cook)

This instrument was acknowledged before
me on March 1, 2024 by
Karen Giovane.

VILLAGE OF LANSING

By: 
Village Treasurer or Designee



(Signature of Notary Public) (SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.

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EXHIBIT A

LOT 35, LOT 36 AND THE EAST 15 FEET OF LOT 37 IN BLOCK 2 IN CALUMET BERNICE ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office