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Doc#. 2409514399 Fee: \$107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 4/4/2024 3:02 PM Pg: 1 of 2

Dec ID 20240301655846 ST/Co Stamp 0-127-325-744 ST Tax \$380.50 CO Tax \$190.25

TRUSTEE'S DEED (ILLINOIS)

File No. 24163651

THIS INDENTURE, made this 15 day of March, 2024, between GENEVIEVE M. CICIURA AND MICHAEL J. CICIURA, AS CC-FRUSTEES OF THE CICIURA FAMILY SELF-DECLARATION OF TRUST DATED FEBRUARY 3, 2003, Grantor, and PETAR SULENTIC AND PAULINA BODUCH-SULENTIC. married to each other of 1708 S Ashland Ave., Park Ridge, IL 60068, as Tenants by the Entirety, Grantees.

WITNESSETH, that said Grantor in consideration of the sum of Ten Dollars (\$10.00) receipt whereof is hereby acknowledged, and in pursuance of the power and arthority vested in the Grantor as said Co-Trustee, and of every other power and authority the Grantor her sunt enabling, does hereby convey and warrant unto the Grantees, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to-wit:

THAT PART OF LOT 3 IN GALLAGHER AND HENRY'S COVINGTON KNOLLS TOWNHOMES UNIT 2, A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 3, THENCE ALONG THE SOUTHWESTERLY LINE OF LOT 3 NORTH 45 DEGREES 46 MINUTES 37 SECONDS WEST, A DISTANCE OF 200.03 FEET TO THE SOUTHWEST CORNER OF LOT 3; THENCE ALONG THE WEST LINE OF LOT 3 NORTH 00 DEGREES 13 MINUTES 47 SECONDS EAST, A DISTANCE OF 155.59 FEET TO THE NORTHWEST CORNER OF LOT 3; THENCE ALONG THE NORTH LINE OF LOT 3 SOUTH 58 DEGREES 11 MINUTES 54 SECONDS EAST, A DISTANCE OF 232.36 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 58 DEGREES, 11 MINUTES, 54 SECONDS EAST, A DISTANCE OF 60.74 FEET; THENCE ALONG THE EASTERLY LINE OF LOT 3 SOUTH 03 DEGREES 22 MINUTES 03 SECONDS WEST, A DISTANCE OF 82.92 FEET TO A POINT: THENCE ALONG THE SOUTHEASTERLY LINE OF LOT 3 SOUTH 31 DEGREES 48 MINUTES 06 SECONDS WEST, A DISTANCE OF 55.64 FEET TO THE NORTH RIGHT OF WAY OF ALBANY AVENUE THENCE CONTINUING ALONG THE NORTH RIGHT OF WAY LINE OF ALBANY AVENUE AROUND A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17 DEGREES 42 MINUTES 39 SECONDS, AN ARC DISTANCE OF 18.55 FEET, A CHORD BEARING OF NORTH 69 DEGREES 45 MINUTES 28 SECONDS WEST. A DISTANCE OF 18.47 FEET TO A

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POINT; THENCE NORTH 00 DEGREES 02 MINUTES 06 SECONDS WEST, A DISTANCE OF 155.68 FEET TO THE POINT OF BEGINNING.

Commonly known as: 14567 Albany Ave, Lemont, IL 60439

Permanent tax number: 22-28-220-038-0000

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

To have and to hold, the same unto said party of the second part, and to the proper use, benefit and behoove, receiver, of said party of the second part.

This deed is executed by the part of the first part, as Co-Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling

Releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, Grantor, not in it deally, but as Co-Trustee aforesaid, has hereunto set his

hand and seal the day and year first above written.

Michael J. Ciciura as Co-Trustee, aforesaid

STATE OF ILLINOIS)

COUNTY OF COOK) ss.

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Michael J. Ciciura, 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 such contribute, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of March, 2024.

OFFICIAL SEAL
MARISSA CLIFFORD
Notary Public - State of Illinois
My Commission Expires 10/16/2024

This instrument was prepared by:

Katie Bowen

Cotter Bowen Law Firm, LLC

12413 S. Harlem Ave.

Suite 1SW

Palos Heights, IL 60463

Send subsequent tax bills to and recorded instrument to:

Petar Sulentic and Paulina Boduch-Sulentic

14567 Albany Ave

Lemont, IL 60439

KEAL ESTATE TRANSFER TAX

9 (8)

COUNTY: ILLINOIS: TOTAL: 29-Mar-2024 190-25 380-50 570.75 24162988 /2 Old Republic Title 9601 Southwest Highway Oak Lawn, IL 60453

22-28-220-038-0000 | 20240301655846 | 0-127-325-744