

UNOFFICIAL COPY

TRUSTEE'S DEED TENANCY BY THE ENTIRETY



2411624172

This indenture made this **18th** day of **April, 2024** between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as Successor Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the **26th** day of **October, 1978**, and known as Trust Number **4425**, party of the first part, and

Doc# 2411624172 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 4/25/2024 11:14 AM

PAGE: 1 OF 3

Jessica L. Lewis and Keanan J. Smith, wife and husband, not as tenants in common, not as joint tenants, but as tenants by the entirety party of the second part,

whose address is:
21420 Breton Road
Frankfort, IL 60423

WITNESSETH, That said party of the first part in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said parties of the second part, not as tenants in common, not as joint tenants, but as tenants by the entirety, the following described real estate, situated in **COOK** County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION INCORPORATED HEREIN AS EXHIBIT "A"

Property Address: **11 Hickory St., Chicago Heights, IL 60411**

Permanent Tax Number: **32-20-430-035-0000**

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part forever, not as joint tenants with rights of survivorship and not as tenants in common, but as tenants by the entirety.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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1 of 4

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its Asst. Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

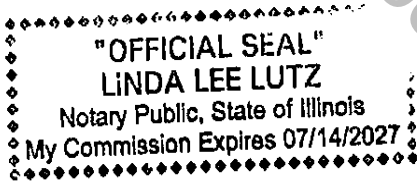
By: _____
Martha Lopez - Asst. Vice President

State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Asst. Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Asst. Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this **13th** day of **April, 2024**.



Linda Lee Lutz
NOTARY PUBLIC

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
Martha Lopez, AVP/TLO
15255 South 94th Avenue
Suite 500
Orland Park, IL 60462

AFTER RECORDING, PLEASE MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

NAME: Jessicalewis & Keanan Smith
ADDRESS: 21420 Bretton Rd.
CITY, STATE: FRANKFORD, IL 60423

NAME: Jessicalewis & Keanan Smith
ADDRESS: 21420 Bretton Rd.
CITY, STATE: FRANKFORD, IL 60423

CITY OF CHICAGO
RGTS. TRANSFER TAX

900 DOLS 00 CTS

REAL ESTATE TRANSFER TAX

25-Apr-2024



COUNTY: 112.50
ILLINOIS: 225.00
TOTAL: 337.50

32-20-430-035-0000

| 20240401682281 | 1-227-862-320

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOT "E" IN THORN GROVE, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF CHICAGO ROAD AND NORTH OF THE JOLIET CUT-OFF BRANCH OF THE MICHIGAN CENTRAL RAILROAD, BOUNDED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH BOUNDARY OF SAID LOT "E", 91.75 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT "E"; THENCE WESTERLY ALONG THE SOUTH BOUNDARY LINE A DISTANCE OF 50.25 FEET; THENCE NORTHWESTERLY FOR A DISTANCE OF 57.30 FEET TO A POINT LOCATED ON THE NORTH BOUNDARY LINE OF SAID LOT "E" WHICH POINT IS LOCATED 142 FEET WEST OF THE NORTHEAST CORNER OF LOT "E"; THENCE EASTERLY ON SAID NORTH BOUNDARY LINE A DISTANCE OF 55.85 FEET; THENCE SOUTH FOR A DISTANCE OF 57.03 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS, EGRESS AND PARKING FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED FROM CHICAGO ROAD BUILDING CORPORATION, A CORPORATION OF ILLINOIS, TO JOSEPH SANTOSTEFANO AND ADELINE SANTOSTEFANO, HIS WIFE, DATED AUGUST 20, 1971 AND RECORDED OCTOBER 27, 1971 AS DOCUMENT 21667332, OVER AND ACROSS THAT PART OF LOT "E" IN THORN GROVE AFORESAID, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT "E", 91.75 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT "E"; THENCE NORTHERLY AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT, A DISTANCE OF 32.0 FEET TO A POINT; THENCE EASTERLY AT RIGHT ANGLES TO THE LAST NAMED LINE, A DISTANCE OF 18.0 FEET TO A POINT; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST NAMED LINE, A DISTANCE OF 32.0 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT "E"; THENCE WEST ON SAID SOUTH LINE, A DISTANCE OF 18.0 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 11 Hickory Street, Chicago Heights, IL 60411
PIN # 32-20-430-035-0000