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13200704

TRUSTEE'S DEED

Doc#: 2418302289 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 7/1/2024 3:20 PM Pg: 1 of 4

Dec ID 20240601638472

ST/Co Stamp 1-995-416-368 ST Tax \$10.00 CO Tax \$5.00

Above Space for Recorder's Use Only

THIS INDENTURE, made this 18th day of June, 2024 by Janet E. Lee a/k/a Janet E. Endless as Successor Trustee of Trust Agreement dated August 22, 2011 and known as Roger Timothy Lee Living Trust No. 1 hereinafter referred to as Grantor, and Carl Banek and Barbara Banek of 2416 187th St, Lansing, IL 60438, hereinafter referred to as Grantees:

WHEREAS, Grantor is the duly acting Trustee under the provisions of a Trust Agreement dated August 22, 2011 and known as Roger Timothy Lee Living Trust #1 dated 8/22/2011, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantor, not individually but as such Trustee, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantees, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to: Carl Banek and Barbara Banek of 2416 187th St, Lansing, IL 60438, not in Tenancy in Common, but in JOINT TENANCY, pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as Vacant Lot 20 186th Place, Lansing, IL 60438, legally described as:

LOT 20 IN BLOCK 1 IN PETERS FIRST ADDITION TO LANSING, A SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, LYING WEST OF A LINE DRAWN ACROSS SAID NORTH 1/2 WHICH IS SECTION 6, LYING WEST OF A LINE DRAWN ACROSS SAID NORTH 1/2 WHICH IS 1,592.77 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTH 1/2 OF SAID NORTHWEST 1/4 IN TOWNSHIP 35 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record and general real estate taxes for 2024 and subsequent years.

Permanent Index Number: 33-06-102-017-0000

Address(es) of Real Estate: Vacant Lot 20 186th Place, Lansing, IL 60438

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustee, in and to the premises.

IN WITNESS WHEREOF, Grantor, not individually, but as Trustee aforesaid, has hereunto set her hand and seal the day and year first above written.

REAL ESTATE TRANSFER TAX

07-JUN-2024



COUNTY:	5.00
ILLINOIS:	10.00
TOTAL:	15.00

33-06-102-017-0000

| 20240601638472 | 1-995-416-368

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

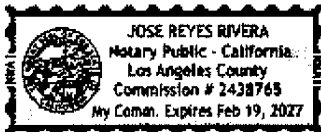
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Los Angeles)
 On June 18, 2024 before me, Jose Reyes Rivera, Notary Public,
Date Here Insert Name and Title of the Officer
 Personally appeared Janet E. Lee
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document Trustee's Deed Document Date _____
 Number of Pages _____ Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

Signer's Name _____	Signer's Name _____
<input type="checkbox"/> Corporate Officer—Title(s)	<input type="checkbox"/> Corporate Officer—Title(s)
<input type="checkbox"/> Partner <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Signer Is Representing _____ Signer Is Representing _____

VILLAGE OF LANSING **UNOFFICIAL COPY**

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: Roger Timothy Lee Living Trust dated August 22, 2011
c/o 5424 Newcastle Avenue, Apt. 369
Encino, CA 91316

Telephone No.: 818-579-2357

Attorney or Agent: Scott R Wheaton
Telephone No.: 708-251-1024

Property Address: Vacant Lot 2437 186th Street
Lansing, IL 60438

Property Index Number (PIN): 33-06-102-017-0000

Water Account Number: N/A

Date of Issuance: June 26, 2024

(State of Illinois)

(County of Cook)

This instrument was acknowledged before
me on June 26, 2024 by
Catherine Kacmar.

VILLAGE OF LANSING

By: [Signature]
Village Treasurer or Designee

[Signature] (Signature of Notary Public) (SEAL)



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