

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY



THE GRANTOR, ALICE L. LEONHARDT, AS TRUSTEE OF THE ALICE L. LEONHARDT REVOCABLE TRUST U/A/D FEBRUARY 26, 2017, of 580 S. Gilbert Rd. Gilbert, AZ 85296, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, , and pursuant to the power and authority vested in the Grantor as trustee, CONVEYS and QUIT CLAIMS to **SCOTT LEONHARDT**, *unmarried*, of 7N216 Parkside Ave, Itasca, IL, 60143, all interest in the following described real estate situated in the County of DuPage, in the State of Illinois, to wit:

LOT 6 IN LUEHRING'S LAWRENCE AVENUE GARDENS, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1949 AS DOCUMENT 569924, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER(S):
PROPERTY ADDRESS:

03-05-404-006
7N216 PARKSIDE AVE, ITASCA, IL, 60143

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 13th day of September, 2017.

Alice L. Leonhardt (Seal)
Alice L. Leonhardt, as Trustee of the Alice L. Leonhardt Revocable Trust U/A/D February 26, 2017.

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

The undersigned, a notary public in and for the above county and state, certifies that **Alice L. Leonhardt** known to me to be the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me in person and acknowledged signing and delivering the instrument as her free and voluntary act, for the uses and purposes therein set forth.

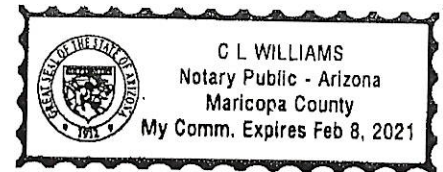
Dated: 13th September 2017



Notary Public

My commission expires September 13th, 2017

This document was prepared by: Vincent Anthony Incopero
REAL Law Group, P.C.
381 N. York St., Ste. 18
Elmhurst, IL 60126



Mail Recorded Deed and Tax Bills to:
Scott Leonhardt
77216 Parkside Ave.
Itasca, IL 60143

AFFIDAVIT OF TITLE

STATE OF ARIZONA)
) SS,
COUNTY OF MARICOPA)

THE UNDERSIGNED AFFIANT on oath, being first duly sworn, warrants to the grantee hereinafter named: Scott Leonardt

That affiant has an interest in the premises described below or in proceeds thereof or is the grantor in the deed to the aforesaid grantee conveying the premises commonly known as 7N216 Parkside, Itasca, IL 60143. That no labor or material has been furnished for premises within the last four months that is not fully paid.

That since the title date of in the report on the title issued by Chicago Title, Affiant has not done or suffered to be done anything that could affect the title to premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof. *If insurable survey defects are noted on the plat of survey, seller will provide title insurance coverage over said title defects*
That all water taxes, except the current bill, have been paid, & that all the insurance policies assigned have been paid. That this instrument is made to induce, and in consideration of, the said grantee consummation of the purchase of premises.

Affiant further states: Naught

Dated this 13 day of September, 2017.

Alice L. Leonhardt (Seal)

Alice L. Leonhardt, Trustee of the Alice L. Leonhardt Revocable Trust U/A/D February 26, 2017.

STATE OF ARIZONA)
) SS,
COUNTY OF MARICOPA)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Alice L. Leonhardt 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 she signed, sealed and delivered in the instrument as 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 13th day of September, 2017.

[Signature]
Notary Public

