

UNOFFICIAL COPY

TRUSTEE'S DEED

1 of 2 #06 02085



Doc#: 0625011000 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/07/2006 09:18 AM Pg: 1 of 3

THE GRANTOR(S), Thomas G. Taylor, as Successor Trustee of the Marian I. Taylor Trust dated June 10, 1992, under the provisions of a deed or deeds in trust duly recorded and delivered to said Trustee pursuant to the terms of a certain trust agreement dated June 10, 1992 and known as the Marian I. Taylor Trust, and Thomas G. Taylor, individually, a married man, of the City of Hobe Sound, County of Martin and State of Florida, for and in consideration of Ten and no/100 (\$10.00) Dollars and other

For Recorder's Use

good and valuable consideration in hand paid, CONVEY(S) and QUIT-CLAIM(S) to the GRANTEE(S), Kazimierz K. Nowak and Anna J. Nowak, husband and wife of 920 Beau Drive, #309, Des Plaines, in the County of Cook in the State of Illinois, the following described real estate, situated in Cook County, Illinois, to wit:

NOT AS JOINT TENANTS, NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY
[See Exhibit A, attached]

NOTE: THIS IS NOT HOMESTEAD PROPERTY.

Permanent Tax No: 08-32-101-035-1023	Commonly Known As: 540 Biesterfield Road, #208, Elk Grove Village, IL 60007
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together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD said premises in Fee Simple forever. This deed is executed by the aforementioned Trustee 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 and the provisions of said trust agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

SUBJECT TO: (1) Real estate taxes for the year 2005 and subsequent years. (2) Building lines and use or occupancy restrictions, covenants, conditions, restrictions and easements of record; (3) All applicable zoning laws and ordinances; (4) easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit; (5) if the property is other than a detached, single family home, party wall rights and agreements; (6) terms, provisions, and conditions of the Declaration of Condominium, if any, and all amendments thereto; (7) easements established by or implied from said Declaration of Condominium or amendments thereto, if any; (8) limitations and conditions imposed by the Illinois Condominium Property Act, and, if applicable, (9) installments of assessments due after the date of delivery of this document.

Dated: 7-24, 2006

Thomas G. Taylor

Thomas G. Taylor, as Trustee of the Marian I. Taylor Trust Dated June 10, 1992

Thomas G. Taylor

Thomas G. Taylor, Individually

Deed prepared by: Ralph J. Schumann, Esq. LAW OFFICES OF RALPH J. SCHUMANN 901 Biesterfield Road, Suite 107 Elk Grove Village, Illinois 60007-3393	Send subsequent tax bills to: Kazimierz K. Nowak and Anna J. Nowak 540 Biesterfield Road, #208 Elk Grove Village, IL 60007	After recording MAIL TO: Mariola A. Golota, Atty. 5910 North Milwaukee Ave. Chicago, IL 60646-5420
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3K9

PREMIER TITLE

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TRUSTEE'S DEED - (Continued)

STATE OF ILLINOIS)

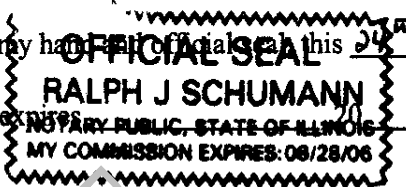
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the)
SS. State aforesaid, DO HEREBY CERTIFY that Thomas G. Taylor,)
as Trustee of the Marian I. Taylor Trust, and Thomas G. Taylor,)
individually, a married man, 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, for the uses and
purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 24th day of July, 2006.

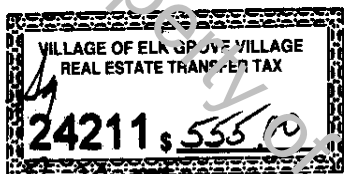
Commission Expires _____



Ralph J. Schumann
Notary Public

MUNICIPAL TRANSFER STAMP (If Required)

COUNTY/STATE TRANSFER STAMP



NAME AND ADDRESS OF PREPARER:

Ralph J. Schumann, Esq.
LAW OFFICES OF RALPH J. SCHUMANN
901 Biesterfield Road, Suite 107
Elk Grove Village, Illinois 60007-3393

EXEMPT under provisions of paragraph _____,
Section 4, Real Estate Transfer Act.

Date: _____

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes (55 ILCS 5/3-5020) and the
name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

Prepared by:

Ralph J. Schumann, Attorney at Law
LAW OFFICES OF RALPH J. SCHUMANN
901 BIESTERFIELD ROAD, SUITE 107
ELK GROVE VILLAGE, ILLINOIS 60007-3393
(847) 806-6455 • FAX (847) 806-6465
E-MAIL: RIS@SCHUMANNLAW.COM

Revised 7/06

FROM _____

TO _____

Individual to Individual

TRUSTEE'S DEED

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EXHIBIT A

Legal Description:

PARCEL 1:
UNIT NUMBER 208-B IN PARK CHARDONNAY CONDOMINIUMS-PHASE I, AS
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART LOT 1 IN VILLAGE ON THE LAKE SUBDIVISION OF PART OF THE
SOUTHWEST 1/4 OF SECTION 29 AND PART OF THE NORTHWEST 1/4 OF
SECTION 32, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE
DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER
27044627, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK
COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS
SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT
NUMBER 27044625 IN COOK COUNTY, ILLINOIS.

Permanent Index Number:	08-32-101-035-1023
Commonly known as:	540 Biesterfield Road, #208, Elk Grove Village, IL 60007