

# UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY  
AMY K. KOZLOWSKI, ESQ.  
RICHMOND BRESLIN LLP  
233 SOUTH WACKER DRIVE, SUITE 5775  
CHICAGO, ILLINOIS 60606



Doc#: 1011740071 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/27/2010 11:26 AM Pg: 1 of 6

## DEED

THIS INSTRUMENT is made as of April 21, 2010 by **MARY RIBIKAWSKIS AND AMY KOZLOWSKI, SUCCESSOR CO-TRUSTEES, UNDER THE ALICE F. KOZLOWSKI REVOCABLE TRUST**

DATED NOVEMBER 22, 2004 WHICH AMENDED AND RESTATED THE ORIGINAL TRUST AGREEMENT DATED OCTOBER 6, 1993 AND KNOWN AS THE ALICE F. KOZLOWSKI LIVING TRUST AND MARY RIBIKAWSKIS AND AMY KOZLOWSKI, SUCCESSOR CO-TRUSTEES, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 6, 1993 AND KNOWN AS THE WALTER N. KOZLOWSKI LIVING TRUST ("Grantor") to and in favor of **RICHARD A. BODEM AND ROBERTA BODEM**, as tenants by the entireties and not as joint tenants ("Grantee").  
*Roberta J. O'Donnell-Bodem* 1401-8498100

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee and its successors and assigns, FOREVER, all of Grantor's right, title and interest, including any hereinafter acquired title, in and to that certain real estate and improvements situated in the County of Cook and State of Illinois legally described on Exhibit "A" attached hereto and by this reference made a part hereof and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with all and singular the hereditaments and appurtenances, TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the matters, covenants, restrictions and notices set forth in Exhibit "B" attached hereto and by this reference made a part hereof.

STATE OF ILLINOIS



APR. 26. 10

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0008001331

REAL ESTATE  
TRANSFER TAX

003 13.00

FP 103032

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



APR. 27. 10

REVENUE STAMP

BUX 334 CTT

# 0000001332

REAL ESTATE  
TRANSFER TAX

00156.50

FP 103034

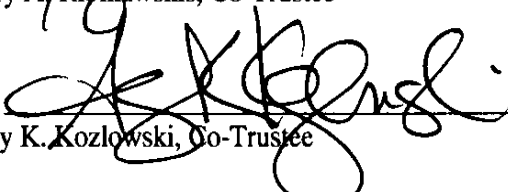
*64B*

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**IN WITNESS WHEREOF**, Grantor has caused its name to be signed to these presents by its sole member and manager the day and year first above written.

**MARY RIBIKAWSKIS AND AMY KOZLOWSKI,  
SUCCESSOR CO-TRUSTEES, UNDER THE  
ALICE F. KOZLOWSKI REVOCABLE TRUST  
DATED NOVEMBER 22, 2004 WHICH AMENDED  
AND RESTATED THE ORIGINAL TRUST  
AGREEMENT DATED OCTOBER 6, 1993 AND  
KNOWN AS THE ALICE F. KOZLOWSKI LIVING  
TRUST**

By:   
Mary A. Ribikawskis, Co-Trustee

By:   
Amy K. Kozlowski, Co-Trustee

**MARY RIBIKAWSKIS AND AMY KOZLOWSKI,  
SUCCESSOR CO-TRUSTEES, AS TRUSTEE  
UNDER TRUST AGREEMENT DATED OCTOBER  
6, 1993 AND KNOWN AS THE WALTER N.  
KOZLOWSKI LIVING TRUST**

By:   
Mary A. Ribikawskis, Co-Trustee

By:   
Amy K. Kozlowski, Co-Trustee

Property of Cook County Clerk's Office

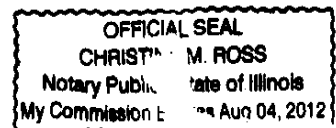
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, Christine M Ross, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARY A. RIBIKAWSKIS, not personally but as trustee of under the Alice F. Kozlowski Revocable Trust Dated November 22, 2004 which amended and restated the original Trust Agreement Dated October 6, 1993 and known as The Alice F. Kozlowski Living Trust and as trustee under the Trust Agreement Dated October 6, 1993 and known as the Walter N. Kozlowski Living Trust who is 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 and delivered the said instrument on behalf of such Trusts as her own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this April 14, 2010.

Christine M Ross  
Notary Public

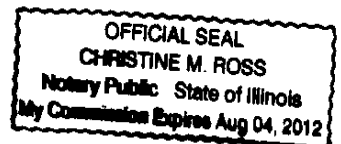


STATE OF ILLINOIS )  
COUNTY OF COOK )

I, Christine M Ross, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that AMY K. KOZLOWSKI, not personally but as trustee of under the Alice F. Kozlowski Revocable Trust Dated November 22, 2004 which amended and restated the original Trust Agreement Dated October 6, 1993 and known as The Alice F. Kozlowski Living Trust and as trustee under the Trust Agreement Dated October 6, 1993 and known as the Walter N. Kozlowski Living Trust who is 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 and delivered the said instrument on behalf of such Trusts as her own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this April 14, 2010.

Christine M Ross  
Notary Public



MAIL SUBSEQUENT TAX BILLS TO:  
Richard A. Bodem and Roberta Bodem  
13611 Mohawk Lane  
Orland Park, Illinois 60462

AFTER RECORDING RETURN TO:  
~~Ronald P. Sokol Esq.  
Sokol & Mazian  
60 Orland Square Drive, Suite 202  
Orland Park, Illinois 60462~~

Richard Bodem  
13611 Mohawk Lane  
Orland Park, IL 60462

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 72 IN GALLAGER AND HENRY'S ISNAHLA UNIT NUMBER 6, BEING A SUBDIVISION IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 13611 Mohawk Lane, Orland Park, Illinois 60462

PERMANENT TAX NUMBER: 27-01-109-019-0000

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## EXHIBIT B

### EXCEPTIONS

1. TAXES FOR THE YEAR(S) 2009 AND 2010, NOT YET DUE OR PAYABLE.
2. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.
3. DRAINAGE AND UTILITY EASEMENTS AS SHOWN ON PLAT OF GALLAGHER AND HENRY'S ISHNALA UNIT NO. 6 SUBDIVISION RECORDED AUGUST 2, 1984 AS DOCUMENT 27197306 DESCRIBED AS FOLLOWS: 10 FEET OVER THE EAST LINE AND 5 FEET OVER THE NORTH LINE OF LAND.
4. PERPETUAL EASEMENT GRANTED TO THE VILLAGE OF ORLAND PARK, A MUNICIPAL CORPORATION OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS, FOR THE FULL AND FREE RIGHT AND AUTHORITY TO INSTALL, CONSTRUCT AND OTHERWISE ESTABLISH, RELOCATE, REMOVE, RENEW, REPLACE, OPERATE, INSPECT, REPAIR AND MAINTAIN WATER MAINS, FIRE HYDRANTS, VALVES AND OTHER SERVICE FACILITIES, SANITARY SEWER PIPES, MANHOLES AND SEWER CONNECTIONS, STORM CONNECTIONS, ELECTRIC TRANSMISSION AND DISTRIBUTION WIRES AND CABLES AND SUCH OTHER APPURTENANCES AND FACILITIES AS MAY BE NECESSARY OR CONVENIENT RELATED TO SAID WATER MAINS, SANITARY SEWER WIRES AND CABLES, IN, ON, UPON, OVER, THROUGH, ACROSS, AND UNDER ALL OF THAT REAL ESTATE THEREIN DESCRIBED AND DESIGNATED AS WITHIN PUBLIC UTILITY EASEMENTS AND ALSO DRAINAGE EASEMENTS AS SHOWN ON PLAT OF GALLAGHER AND HENRY'S ISHNALA UNIT NO.6 SUBDIVISION RECORDED AUGUST 2, 1984 AS DOCUMENT 27197306. SAID EASEMENTS BEING DESIGNATED BY THE DASHED LINES AND DESIGNATIONS OF WIDTH. THE ABOVE DESCRIBED EASEMENT PROVISIONS ALSO APPLIES TO COMMUNITY ANTENNA TELEVISION SYSTEMS (AFFECTS 10 FEET OVER THE EAST LINE AND 5 FEET OVER THE NORTH LINE OF LAND).
5. EASEMENT OVER THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES AS CREATED BY GRANT TO THE ILLINOISBELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON PLAT OF SUBDIVISION RECORDED AUGUST 2, 1984 AS DOCUMENT 27197306 (AFFECTS 10 FEET OVER THE EAST LINE AND 5 FEET OVER THE NORTH LINE OF LAND).
6. EASEMENT OVER THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON PLAT OF SUBDIVISION RECORDED AUGUST 2, 1984 AS DOCUMENT 27197306 (AFFECTS THE 10 FEET OVER THE EAST LINE AND 5 FEET OVER THE NORTH LINE OF LAND).
7. RESTRICTIONS CONTAINED IN DEED DATED AUGUST 1, 1986 AND RECORDED OCTOBER 1, 1986 AS DOCUMENT 86449121 THAT NO FENCE MAY BE MORE THAN 3 FEET 6

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INCHES HIGH, EXCEPT TO ENCLOSE A SWIMMING POOL, BUT IN NO EVENT WILL A FENCE PROTRUDE PAST THE FRONT OF A BUILDING OR IN THE CASE OF A CORNER LOT THE FENCE WILL NOT PROTRUDE PAST THE BUILDING ON ANY SIDE FRONTING ON A STREET. NO FENCE SHALL BE MORE THAN 50% SOLID, NO REVERTER.

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