



Doc#: 1115255052 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/01/2011 10:20 AM Pg: 1 of 3

Trustee's Deed

ILLINOIS

3014572

FNT
V

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Above Space for Recorder's Use Only

This AGREEMENT between JUDY HOGAN and JILL BRENNAN, as Successor Co-Trustees of the MARY G. KARNATH TRUST, dated July 10, 1997 as Trustee and Grantor, of the Village of Elk Grove Village, County of Cook, State of Illinois and Grantee(s) (Name and Address of Grantee-s) GUL P. BHATIA, as Trustee of THE BHATIA FAMILY TRUST dated March 25, 2011, of 1594 Groton Lane, Wheaton, Illinois, 60189. WITNESSES: The Grantor(s) in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor(s) as said Trustee(s) and of every other power and authority the Grantor(s) hereunto enabling, do(es) hereby CONVEY and QUITCLAIM unto the Grantee(s) in fee simple the following described real estate, situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached hereto and made part hereof) together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

SUBJECT TO: General taxes not yet due and payable; Covenants, conditions and restrictions of record, if any; Building lines and easements so long as they do not interfere with the current use and enjoyment of the property.

Permanent Real Estate Index Number(s): 08-31-404-007-1108

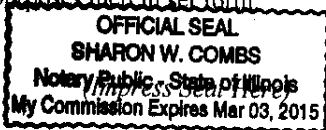
Address(es) of Real Estate: 815 Spring Creek Court, Elk Grove Village, Illinois, 60007

The date of this deed of conveyance is May 9, 2011.

Judy Hogan
JUDY HOGAN (SEAL)
as Successor Co-Trustee as aforesaid

Jill Brennan
JILL BRENNAN (SEAL)
as Successor Co-Trustee as aforesaid

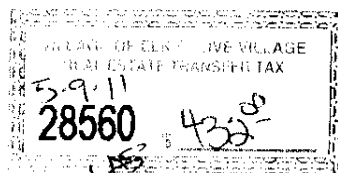
State of Illinois, County of Cook: I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JUDY HOGAN and JILL BRENNAN, as Successor Co-Trustees of the MARY G. KARNATH TRUST dated July 10, 1997 personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, as such trustee, for the uses and purposes therein set forth.



Given under my hand and official seal 5/9 2011.

(My Commission Expires 3/3/2015)

Sharon W Combs
NOTARY PUBLIC



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LEGAL DESCRIPTION

For the premises commonly known as:

815 Spring Creek Court
Elk Grove Village, Illinois 60007

Parcel 1:

Unit 84-2 in The Country Homes at Talbot's Mill Condominium, as delineated on a survey of certain lots or parts thereof in Talbot's Mill, being a subdivision in the South 1/2 of Section 31 and South West Quarter 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 89577109, as amended from time to time, together with its undivided percentage interest in the common elements, as defined and set forth in said Declaration and Survey.



Parcel 2:

Easement appurtenant to and for the benefit of Parcel 1 for ingress and egress as set forth in the Declaration of Covenants, Conditions and Restrictions dated June 30, 1989 and recorded December 5, 1989 as Document Number 89579845.

This instrument was prepared by Y. Jacqueline Perkins 350 W. Kensington Rd, Suite 110 Mt. Prospect, IL 60056	Send subsequent tax bills to: GUL P. BHATIA, as Trustee of THE BHATIA FAMILY TRUST dated March 25, 2011 1594 Groton Lane Wheaton, Illinois 60189	Recorder-mail recorded document to: Peter A. P. Sweders, Sr. P. O. Box 5346 Naperville, Illinois 60567-5346
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Page 2

STATE TAX  STATE OF ILLINOIS MAY.26.11 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000000097	REAL ESTATE TRANSFER TAX <hr/> 00144.00 <hr/> FP 103043	COUNTY TAX  COOK COUNTY REAL ESTATE TRANSACTION TAX MAY.26.11 REVENUE STAMP	# 0000000096	REAL ESTATE TRANSFER TAX <hr/> 00072.00 <hr/> FP 103046
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FIDELITY NATIONAL TITLE INSURANCE COMPANY

1990 E. ALGONQUIN RD. #100, SCHAUMBURG, ILLINOIS 60173

PHONE: (847) 397-1300

FAX: (847) 885-5728

ORDER NUMBER: 2010 013014572 SCF
STREET ADDRESS: 815 SPRING CREEK COURT

CITY: ELK GROVE VILLAGE
TAX NUMBER: 08-31-404-007-1108

COUNTY: COOK COUNTY

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 84-2 IN THE COUNTRY HOMES AT TALBOTS MILL CONDOMINIUM AS DELINEATED ON A SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN TALBOTS MILL, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 31 AND THE SOUTHWEST 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 89587109, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED JUNE 30, 1989 AND RECORDED DECEMBER 5, 1989 AS DOCUMENT 89579845.

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