

UNOFFICIAL COPY

TRUSTEE'S DEED

Return to and Taxes to Grantee:

Bryan K. Barshinger
407 North Lake Shore Drive
Palatine, IL 60067



Doc#: 1528113064 Fee: \$48.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/08/2015 01:44 PM Pg: 1 of 6

This Instrument Prepared By:

Ronald G. Klein
Klein, Stoddard, Buck & Lewis LLC
2045 Aberdeen Court, Ste A
Sycamore, IL 60178

THIS INDENTURE, made this 31st day of July, 2015, between **JACK K. BARSHINGER**, of the City of Batavia, County of Kane, and State of Illinois, as Trustee of the Jack K. Barshinger Declaration of Trust, Trust Number 101, dated June 22, 2001, Grantor, and **BRYAN K. BARSHINGER**, of the City of Palatine, County of Cook, and State of Illinois, Grantee;

WITNESSETH, That Grantor, in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto the said Grantee, the following described real estate situated in the County of Cook, and State of Illinois, to-wit:

See attached for legal description

Pin: 02-16-215-025

Property Address: 407 North Lake Shore Drive, Palatine, IL 60067

together with the hereditaments, tenements and appurtenances thereunto belonging.

To Have and To Hold the same unto said Grantee, and his heirs and assigns forever.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustees by the terms of said deed or deeds in trust delivered to said Trustees in pursuance of the trust agreement above mentioned.

IN WITNESS WHEREOF, the said Grantor, as Trustee, has hereunto set his hand and seal the day and year first above written.


JACK K. BARSHINGER, as Trustee, as aforesaid (SEAL)

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DECLARATION OF EASEMENT:

LOTS 1 AND 2, THE SOUTH 60 FEET OF LOT 3 (EXCEPT THE EAST 17 FEET THEREOF, TAKEN FOR HIGHWAY PURPOSES), AND ALL OF LOT 4 (EXCEPT THE EAST 17 FEET THEREOF, TAKEN FOR HIGHWAY PURPOSES), IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE FARMS, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4, AND OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, AND OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, LYING SOUTHERLY OF THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, AND ALSO THAT PART OF LOT 8 IN THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 15, LYING SOUTHERLY OF THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, ALL IN COOK COUNTY, ILLINOIS.

407 North Lakeshore Drive
Palatine, IL 60057

Property of Cook County Clerk's Office

UNOFFICIAL COPY**PARCEL 1: LEGAL DESCRIPTION**

THAT PART OF LOT 22 IN CORNELL LAKES APARTMENTS UNIT 2, A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING ABOVE THE ELEVATION OF 787.69 FEET AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 22; THENCE SOUTH 43 DEGREES, 23 MINUTES, 48 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID LOT 22, A DISTANCE OF 26.62 FEET; THENCE NORTH 46 DEGREES, 36 MINUTES, 12 SECONDS WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 46 DEGREES, 36 MINUTES, 12 SECONDS WEST, A DISTANCE OF 48.80 FEET; THENCE NORTH 43 DEGREES, 23 MINUTES, 48 SECONDS EAST, A DISTANCE OF 21.62 FEET; THENCE SOUTH 46 DEGREES, 36 MINUTES, 12 SECONDS EAST, A DISTANCE OF 48.80 FEET; THENCE SOUTH 43 DEGREES, 23 MINUTES, 48 SECONDS WEST, A DISTANCE OF 21.62 FEET TO THE POINT OF BEGINNING.

ALSO THAT PART OF LOT 22 IN CORNELL LAKES APARTMENTS UNIT 2, A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 22; THENCE SOUTH 43 DEGREES, 23 MINUTES, 48 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID LOT 33, A DISTANCE OF 26.62 FEET; THENCE SOUTH 46 DEGREES, 36 MINUTES, 12 SECONDS EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 43 DEGREES, 23 MINUTES, 48 SECONDS EAST, A DISTANCE OF 21.62 FEET; THENCE SOUTH 46 DEGREES, 36 MINUTES, 12 SECONDS EAST, A DISTANCE OF 14.89 FEET; THENCE NORTH 43 DEGREES, 23 MINUTES, 48 SECONDS EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 46 DEGREES, 36 MINUTES, 12 SECONDS WEST, A DISTANCE OF 19.89 FEET TO THE POINT OF BEGINNING.

ALSO THAT PART OF LOT 22 IN CORNELL LAKES APARTMENTS UNIT 2, A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING BELOW THE ELEVATION OF 787.69 FEET AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 22, THENCE SOUTH 43 DEGREES, 23 MINUTES, 48 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID LOT 33, A DISTANCE OF 26.62 FEET; THENCE SOUTH 46 DEGREES, 36 MINUTES, 12 SECONDS EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 43 DEGREES, 23 MINUTES, 48 SECONDS EAST, A DISTANCE OF 21.62 FEET; THENCE SOUTH 46 DEGREES, 36 MINUTES, 12 SECONDS EAST, A DISTANCE OF 14.89 FEET; THENCE SOUTH 43 DEGREES, 23 MINUTES, 48 SECONDS WEST, A DISTANCE OF 21.62 FEET; THENCE NORTH 46 DEGREES, 36 MINUTES, 12 SECONDS WEST, A DISTANCE OF 14.89 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS, RECORDED AS DOCUMENT 87292350, AND IN THE AMENDMENT AND RESTATEMENT OF EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED AS DOCUMENT 0506949248, AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 19, 1977 AND KNOWN AS TRUST NUMBER 41512 TO PHILIP AND EVELYN STERNFELD, RECORDED AS DOCUMENT 88530898 FOR WALKS, DRIVEWAYS, INGRESS AND EGRESS, PARKING AND RECREATIONAL FACILITIES, OVER SUCH PORTIONS OF THE FOLLOWING PROPERTY AS FALL IN COMMON AREAS, AS COMMON AREAS ARE DEFINED IN SAID

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STATE OF ILLINOIS)
COUNTY OF Cook) -ss-

I, the undersigned, a Notary Public in and for and residing in said County, in the State aforesaid, **DO HEREBY CERTIFY**, Jack K. Barshinger, 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 Notarial Seal this 14 day of Aug, 2015.

[Signature] (SEAL)
Notary Public



Exempt under provisions of Paragraph e,
Sec. 4, Real Estate Transfer Act.

8/14/2015 [Signature]
Date Buyer, Seller or Representative

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COOK COUNTY RECORDER PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) -ss-
COUNTY OF _____)

Jack K. Barshinger being duly sworn on oath, states that he resides at 11583 Waterman Road, Waterman, IL 60556

And further states that: **(Please check the appropriate box)**

A. That the attached deed is not in violation of 765ILCS 205/1(a), in that the sale or exchange is of entire tracts of land not being a part of larger tracts of land; or

B. That the attached deed is not in violation of 765ILCS 205/1(b) for one of the following reasons: **(please circle the appropriate number)**

1. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The division is of lots or blocks of less than 1 acre in a recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance is of parcels of land or interests therein for use as a right-of-way for railroads or other public utility facilities which does not involve any new streets or easements of access.
5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easement of access.
6. The conveyance is of land for highway or other public purpose or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. The conveyance is made to correct descriptions in prior conveyances.
8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
9. The sale is of a single lot of less than 5 acres from a larger tract, and a survey has been made by an Illinois Registered Land Surveyor, and the sale is not a sale of any subsequent lot or lots from the same larger tract of land as determined by the dimensions and configuration of the larger tract on October 01, 1973; and further, local requirements applicable to the subdivision of land have been met.

Affiant further states that he makes this affidavit for the purpose of inducing The Recorder of Deeds of Cook County, Illinois to accept the attached for recording.

Jack K. Barshinger
Representative

Subscribed and sworn to me before this
14 day of Aug, 2015

[Signature]
Notary Public



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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated September 17, 2015

Signature: [Handwritten Signature]
Grantor or Agent



Subscribed and sworn to before me
By the said Jack Barsinger
This 17, day of Sept, 2015
Notary Public [Handwritten Signature]

The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date September 17, 2015

Signature: [Handwritten Signature]
Grantee or Agent



Subscribed and sworn to before me
By the said Bryan Barsinger
This 17, day of Sept, 2015
Notary Public [Handwritten Signature]

Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)