

# UNOFFICIAL COPY



\*1703812169D\*

Doc# 1703812169 Fee \$40.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/07/2017 03:05 PM PG: 1 OF 2

**This instrument prepared by:**

Gary S. Lundeen  
806 Nerge Road  
Roselle, IL 60172

**Mail future tax bills to:**

Hameed Abdul and Saadia Abdul  
323 Lexington Cir.  
Schaumburg, IL 60173

**Mail this recorded instrument to:**

Holly Spiegel-Miller, Esq.  
1364 Arbor Vitae Rd.  
Deerfield, IL 60015

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## TRUSTEE'S DEED

*1/2*  
**This Indenture**, made this 18<sup>th</sup> day of January, 2017, between Sharon A. Burbick, Trustee of The Sharon A. Burbick Loving Trust dated April 1, 1991 as Trustee under the provision of a deed or deeds in trust duly recorded and delivered to said trustee in pursuance of a trust agreement dated April 1, 1991, of 323 Lexington Ct., Schaumburg, IL 60173, party of the first part, and Hameed Abdul and Saadia Abdul, *husband and wife, not as joint tenants, nor as tenants in common, but as tenants by the entirety* of 720 Washington Ct., Roselle, Illinois 60172, party of the second part.

**Witnesseth.** That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in COOK County, State of Illinois, to wit:

PARCEL 1: Lot 1 in Lexington Fields Estates Unit 2, being a Subdivision in the Northeast 1/4 and the Northwest 1/4 of Section 24, Township 41 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded February 25, 1997 as Document No. 97128059, in Cook County, Illinois.

And adding thereto that part of Lot 1 in the Consolidation of Lexington Fields Unit 3, being a Subdivision of a part of Sections 13 and 24, Township 41 North, Range 10, East of the Third Principal Meridian, bounded and described as follows: Commencing at the Southwesterly most corner of said Lot 1; thence South 30 degrees 14 minutes 52 seconds West, 32.00 feet; thence South 70 degrees 28 minutes 14 seconds East, 75.49 feet to a point on the Southerly line of said Lot 1, also being the point of beginning; thence South 46 degrees 08 minutes 28 seconds East, 13.98 feet; thence South 34 degrees 33 minutes 28 seconds East, 66.79 feet to the Southerly most corner of said Lot 1; thence North 00 degrees 02 minutes 28 seconds East along the East line of said Lot 1, 53.34 feet; thence North 76 degrees 41 minutes 50 seconds West, 49.33 feet to the point of beginning, all in Cook County, Illinois

Excepting therefrom that part of Lot 1 in Lexington Fields Estates Unit 2, being a Subdivision in the Northwest 1/4 and the Northeast 1/4 of Section 24, Township 41 North, Range 10, East of the Third Principal Meridian, bounded and described as follows: Beginning at the Southwesterly most corner of Lot 1 in the Consolidation of Lexington Fields Unit 3; thence South 30 degrees 14 minutes 52 seconds West along the West line of Lot 1 in Lexington Fields Estates Unit 2, 32.00 feet; thence South 70 degrees 28 minutes 14 seconds East, 75.49 feet to the Northerly line of said Lot 1 in Lexington Fields Estates Unit 2; thence North 46 degrees 08 minutes 28 seconds West along said Northerly line, also being the Southerly line of Lot 1 in Consolidated Lexington Fields Unit 3, 76.32 feet to the point of beginning, all in Cook County, Illinois.

Permanent Index Number(s): 07-24-203-009/010-0000  
Property Address: 323 Lexington Cir., Schaumburg, IL 60173

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., Ste. 2400  
Chicago, IL 60606-4650  
Attn: Search Department

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2016 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations *and building lines measurements, if any, provided they do not interfere with the current use & enjoyment of the Real Estate.*

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To Have and To Hold the same unto said party of the second part, and to the proper use, benefit, and behold forever of said party of the second part.

This deed is executed 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 delivered to said Trustee in pursuance of the trust agreement above mentioned. ~~This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.~~

### Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

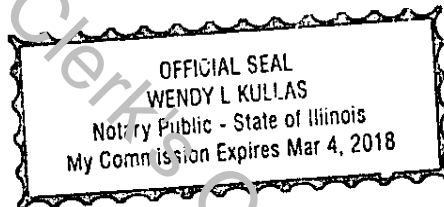
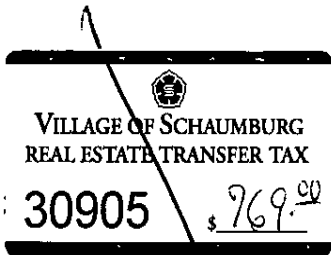
Sharon A. Burbick  
Sharon A. Burbick, Trustee



STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Sharon A. Burbick, Trustee of The Sharon A. Burbick Loving Trust dated April 1, 1991, as Trustee(s) aforesaid, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 18 day of Jan, 2017.

Wendy L. Kullas  
Notary Public



REAL ESTATE TRANSFER TAX		01-Feb-2017	
		COUNTY:	384.50
		ILLINOIS:	769.00
		TOTAL:	1,153.50
07-24-203-009-0000		20170101606874   1-649-017-536	