

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
LIVING TRUST

FIRST AMERICAN TITLE

FILE # 2827531
2/3

Preparer File: Daley
FATIC No.: 2827531



Doc# 1708742053 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/28/2017 02:54 PM PG: 1 OF 3

THE GRANTOR, Terri S. Daley, as Trustee of The Constance C. Koopman Trust #2, dated March 28, 2012 of the Village of Evergreen Park, Cook County, Illinois, in consideration of \$10.00 (ten dollars and 00/100) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Christopher* and Halina Kosobudzki, husband and wife, as tenants by the entirety, of the Village of Streamwood, Cook County, Illinois, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

*KOSOBUDZKI

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General real estate taxes not yet due and payable, covenants, conditions, restrictions and easements of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 06-07-405-035-0000

Address of Real Estate: 758 Bent Ridge Lane
Elgin, IL 60120



Dated this 13th day of February, 20 17

By: Terri S. Daley
Terri S. Daley
As the Trustee of the The Constance C. Koopman Trust #2

The Foregoing transfer of title/conveyance is hereby accepted by Terri Daley of the Village of Evergreen Park, Cook County, Illinois, as Trustee under the provisions of The Constance C. Koopman Trust #2.

Terri S. Daley
Trustee, as aforesaid

REAL ESTATE TRANSFER TAX		24-Mar-2017
COUNTY:	ILLINOIS:	85.25
	ILLINOIS:	170.50
	TOTAL:	255.75
06-07-405-035-0000 20170201611970 1-836-825-280		

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First American

Warranty Deed - Living Trust

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STATE OF ILLINOIS, COUNTY OF KANE _____ SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Terri S. Daley, as the Trustee of The Constance C. Koopman Trust #2, 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, sealed and delivered the said instrument as her 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 13th day of Feb, 20 17.



[Handwritten Signature]

Notary Public

Prepared by:
Lauren E. Jackson
136 Kimball St.
Elgin, IL 60120

Mail to:
Marek Loza
2500 E. Devon Ave, SUITE 200
DesPlaines, IL 60018

Name and Address of Taxpayer:
Christopher and Halina Kosobudzki
758 Bent Ridge Lane
Elgin, IL 60120

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Exhibit "A" – Legal Description

THAT PART OF LOT 20 IN COBBLER'S CROSSING UNIT 3, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 19, 1989 AS DOCUMENT 89328812 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 20 THENCE NORTH 75 DEGREES 23 MINUTES 54 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 20, 159.39 FEET TO THE NORTHEAST CORNER OF SAID LOT 20; THENCE SOUTH 14 DEGREES 36 MINUTES 06 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 20, 12.05 FEET TO A CORNER OF SAID LOT 20; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 20, BEING ALSO THE WESTERLY LINE OF BENT RIDGE LANE AND BEING A CURVED LINE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 52.50 FEET, AN ARC DISTANCE OF 65.35 FEET; THENCE SOUTH 72 DEGREES 32 MINUTES 56 SECONDS WEST, 109.43 FEET TO THE WESTERLY LINE OF SAID LOT 20; THENCE NORTH 14 DEGREES 59 MINUTES 40 SECONDS WEST ALONG SAID LAST DESCRIBED WESTERLY LINE 53.18 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

