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TRUSTEE'S DEED

Statutory (Illinois)

CT

Doc#: 1709615001 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/06/2017 09:08 AM Pg: 1 of 3

Dec ID 20170401633866
ST/CO Stamp 0-034-498-240 ST Tax \$227.50 CO Tax \$113.75

THIS INDENTURE, made this 4 day of April, 2017, between FRANK W. KODY AS TRUSTEE OF THE LEONARD FRANCIS KODY AND ANGELINE M. KODY LIVING TRUST DATED MARCH 21, 2003, Grantor, and JOCELYN GARLAND, as sole owner, Grantee:

17ST 02 066 HH

WITNESSETH, that Grantor, in consideration of the sum of Ten Dollars (\$10.00), receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor, as trustee of said trust, and of every other power and authority the Grantor hereunto enabling, does hereby convey and warrant unto the Grantee, the following described Real Estate situated in the County of Cook, State of Illinois, together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, to wit:

LEGAL DESCRIPTION:	SEE ATTACHED
ADDRESS OF PROPERTY:	630 W. Parkside Drive, Palatine, IL 60067
PROPERTY INDEX NUMBER:	02-27-111-117-1009

SUBJECT ONLY TO THE FOLLOWING, IF ANY: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of records; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; (h) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable; (g) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

DATED: April 4 2017

FRANK W. KODY AS TRUSTEE OF THE LEONARD FRANCIS KODY AND ANGELINE M. KODY LIVING TRUST DATED MARCH 21, 2003.

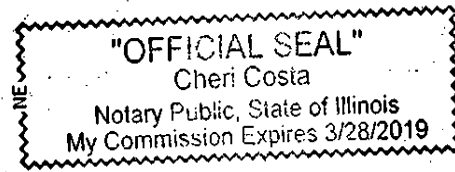
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STATE OF ILLINOIS, COUNTY OF COOK: SS

The undersigned, a Notary Public in State aforesaid, **DOES HEREBY CERTIFY** that Frank W. Kody as Trustee of the Leonard Francis Kody and Angeline M. Kody Living Trust dated March 21, 2003, personally known to me to be the same person whose name is subscribed to the forgoing 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 waiver of the right of homestead.

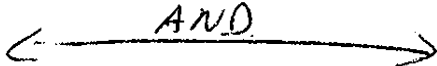
Given under my hand and official seal this 4th day of April, 2017.

Cheri Costa
Notary Public



THIS INSTRUMENT PREPARED BY: Tucker & Associates, 5210 W. 95th St., Oak Lawn, Illinois 60453

MAIL TO:



MAIL SUBSEQUENT TAX BILLS TO:

JOCELYN GARLAND
630 WEST PARKSIDE DRIVE
PALATINE, IL 60067

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LEGAL DESCRIPTION

Unit 4-'D' in Parkside on the Green Condominium as delineated on a survey of the following described real estate: That part of the Southwest $\frac{1}{4}$ and that part of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 27, Township 42 North, Range 10, East, lying South and East of Plum Grove Hills Unit One, recorded as document number 23683794 and Plum Grove Hills Unit Two, recorded as document number 23963770, and lying North of the Northerly line of Euclid Avenue as shown on document number 28511292 and as described by document number 22786903 and document number 22786905, and lying Easterly of the following described line: Commencing at the intersection of the East Line of Quentin Road and South Line of Peregrine Drive, as shown on the Plat of Subdivision of aforesaid Plum Grove Hills Unit One; thence Easterly and Northeasterly along the aforesaid South Line of Peregrine Drive for 585.97 feet to a part curvature of a curve concave to the Northwest and having a radius of 1404.18 feet; thence Northeasterly along said curved line for 212.34 feet to the place of beginning; thence Southeasterly along a line radial to the last described curve at the last described point for 462.87 feet; thence Southeasterly along a line that forms an angle of 20 degrees 38 minutes 28 seconds to the right with a prolongation of the last described line at the last described point for 330 feet to a bend point in the aforesaid Northerly line of Euclid Avenue; and also that part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 27 lying North and West of Arthur T. McIntosh and Co's Palatine Estates Unit No. 3, recorded as document number 9591352; which is attached as "Exhibit C" to the Declaration of Condominium recorded as document number 88566712 together with its undivided percentage interest in the common elements in Cook County, Illinois.

Cook County Clerk's Office