

# UNOFFICIAL COPY

FIDELITY NATIONAL TITLE

## Trustee's Deed

ILLINOIS

Doc#: 1725712002 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/14/2017 09:24 AM Pg: 1 of 3

Dec ID 20170801614197  
ST/CO Stamp 1-454-863-296 ST Tax \$2,000.00 CO Tax \$1,000.00

PROPOSED  
SC17020174

*Above Space for Recorder's Use Only*

This AGREEMENT between the GRANTOR, Kathleen V. Weber, as Trustee of the Kathleen V. Weber Trust Dated October 21, 1994, of the County of Hamilton, and the State of Tennessee, and GRANTEE, Algon, LLC, a limited liability company, of 1127 North River Road, Algonquin, Illinois 60102.

WITNESSES: The Grantor 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, as said Trustee, and of every other power and authority the Grantor hereunto enabling, do hereby CONVEY and QUIT CLAIM unto the Grantee in fee simple the following described real estate, situated in the County of Cook, State of Illinois, to wit:

*(See page 2 for legal description attached here to and made part here of)*

together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

This deed is executed by Kathleen V. Weber, as Trustee, as aforesaid, in the exercise of the power and authority granted to and vesting in them by the terms of the provisions of said trust above mentioned, and of every power and authority thereunto enabling.

SUBJECT TO: General taxes for 2017 and subsequent years not yet due and payable; building lines and easements, if any; terms, covenants, conditions and restrictions of record.

Permanent Real Estate Index Numbers: 01-10-202-018-0000 and 01-10-202-029-0000  
Address of Real Estate: 73 Otis Road, Barrington, Illinois 60010

The date of this deed of conveyance is 8/31, 2017.

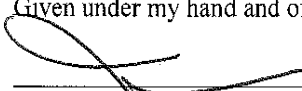


Kathleen V. Weber, as Trustee of the Kathleen V. Weber Trust Dated October 21, 1994

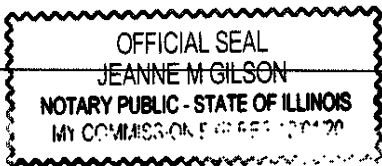
State of Illinois, County of Lake ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kathleen V. Weber, as Trustee of the Kathleen V. Weber Trust Dated October 21, 1994, is personally known to me to be the same person whose name is subscribed 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, as such Trustee, for the uses and purposes therein set forth.

*(Impress Seal Here)*  
*(My Commission Expires \_\_\_\_\_)*

Given under my hand and official seal 8/31, 2017.



Notary Public



**UNOFFICIAL COPY****LEGAL DESCRIPTION**

For the premises commonly known as: 73 Otis Road, Barrington, Illinois 60010

ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 1124 FEET WEST FROM THE WESTERLY LINE OF THE RIGHT OF WAY OF THE WAUKEGAN AND SOUTHWESTERN RAILWAY (NOW CALLED THE E.J. AND E. RAILROAD) (SAID POINT BEING THE NORTHWEST CORNER OF THE LAND CONVEYED BY GARRETT W. LAGESCHULTE AND WIFE, TO KATHERINE B WILLIAMS, BY DEED DATED APRIL 27, 1906 AND RECORDED IN BOOK 9415, PAGE 472 AS DOCUMENT NUMBER 3872013); THENCE WEST ALONG THE CENTER OF SAID ROAD, 222.75 FEET; THENCE SOUTH 1760 FEET TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE RAILWAY AFORESAID; THENCE NORTHERLY ALONG SAID LINE OF RIGHT OF WAY, 456.2 FEET MORE OR LESS TO THE WEST LINE OF THE LAND CONVEYED BY LAGESCHULTE TO WILLIAMS AFORESAID; THENCE CONTINUING NORTHEASTERLY ALONG RIGHT OF WAY OF SAID RAILWAY A DISTANCE OF 581 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY WITH THE WEST LINE OF THE LAND CONVEYED TO FRED TOPEL AND CAROLINE BY WARRANTY DEED DATED NOVEMBER 8, 1905 AND RECORDED NOVEMBER 10, 1905 AS DOCUMENT NUMBER 3781222 IN BOOK 9318 PAGE 129; THENCE NORTH ALONG SAID WEST LINE OF LAND CONVEYED AS AFORESAID TO SAID TOPPELS, A DISTANCE OF 871 FEET MORE OR LESS, TO A POINT IN THE CENTER OF SAID HIGHWAY, 840 FEET WEST OF THE WESTERLY LINE OF RIGHT OF WAY OF SAID RAILWAY (SAID POINT ALSO BEING THE NORTHWEST CORNER OF LAND CONVEYED AS AFORESAID TO SAID TOPPELS); THENCE WEST ALONG THE CENTER OF SAID HIGHWAY, 284 FEET MORE OR LESS TO THE POINT OF BEGINNING (EXCEPT FROM SAID TRACT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT 985 FEET TO A POINT; THENCE SOUTHEASTERLY ON A LINE FORMING AN INTERIOR ANGLE OF 116 DEGREES, AND 14 MINUTES TO THE RIGHT WITH THE LAST DESCRIBED LINE, A DISTANCE OF 224.25 FEET; THENCE NORTH 1106.72 FEET MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 10, THAT IS 1142.75 FEET WEST OF THE WESTERLY RIGHT OF WAY LINE OF SAID WAUKEGAN AND SOUTHWESTERN RAILROAD, WHICH SAID LINE FORMS AN INTERIOR ANGLE OF 78 DEGREES, 09 MINUTES, TO THE RIGHT WITH THE LAST DESCRIBED COURSE; THENCE WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 204.0 FEET TO THE PLACE OF BEGINNING AND EXCEPTING FROM SAID TRACT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID TRACT; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT 775 FEET TO A POINT ON SAID WEST LINE 985 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTHEASTERLY ON A LINE FORMING AN ANGLE OF 116 DEGREES, 14 MINUTES TO THE RIGHT WITH SAID WEST LINE EXTENDING NORTH, FOR A DISTANCE OF 375.62 FEET TO THE INTERSECTION OF SAID LINE WITH THE WESTERLY RIGHT OF WAY LINE OF SAID WAUKEGAN AND SOUTHERN RAILROAD; THENCE SOUTHWESTERLY ON SAID RIGHT OF WAY LINE 695.79 FEET, MORE OR LESS, TO THE POINT OF BEGINNING), SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING IN THE SOUTH LINE OF THE HIGHWAY, RUNNING EAST AND WEST ON THE NORTH LINE OF SECTION AT A POINT 839.49 FEET WEST OF THE INTERSECTION OF SAID SOUTH LINE WITH THE NORTHWESTERLY LINE OF THE RIGHT OF WAY OF THE WAUKEGAN AND SOUTHWESTERN RAILWAY; THENCE SOUTH 858 FEET TO THE NORTHWESTERLY LINE OF THE RIGHT OF WAY OF SAID RAILWAY; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE 231.40 FEET; THENCE NORTH TO A POINT IN THE SOUTH LINE OF SAID PUBLIC HIGHWAY, 114.30 FEET EAST OF THE PLACE OF BEGINNING; THENCE WEST 114.30 FEET TO THE PLACE OF BEGINNING, SITUATED IN THE COUNTY OF COOK, AND STATE OF ILLINOIS.

**REAL ESTATE TRANSFER TAX**

01-Sep-2017



COUNTY:	1,000.00
ILLINOIS:	2,000.00
TOTAL:	3,000.00

01-10-202-029-0000

| 20170801614197 | 1-454-863-296

This instrument was prepared by:  
Joseph P. Hudetz, Esq.  
Kelleher & Buckley, LLC  
102 S. Wynstone Park Drive  
North Barrington, Illinois 60010

Send subsequent tax bills to:  
Algon, LLC  
1127 North River Road  
Algonquin, Illinois 60102

Recorder-mail recorded document to:  
Jessica Oefelein, Esq.  
1515 Woodland Road, #880  
Schaumburg, Illinois 60173

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of COOK

Kathleen V. Weber, as Trustee of the

Kathleen V. Weber Trust Dated October 21, 1994

, being duly sworn on oath, states that she resides at 2578 Enclave Bay Drive, Chattanooga, TN 37415.

That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
  - OR -
  - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

*Kathleen V. Weber*

SUBSCRIBED and SWORN to before me

this 31<sup>st</sup> day of Aug, 2017.

*[Signature]*

