



1831212047D

Doc# 1831212047 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/08/2018 03:05 PM PG: 1 OF 3

TRUSTEE'S DEED

MAIL TO:

Donald J. Cosley
1855 Rohlwing Road, Suite D
Rolling Meadows, IL, 60008

NAME & ADDRESS OF TAXPAYER:

Kevin Socha
Amy Socha
660 Cumberland Trail, #AA1
Roselle, IL, 60172

FIRST AMERICAN TITLE

FILE # 0945438

THIS INSTRUMENT, made this 30th day of October, 2018 between KATHLEEN A. MACKOWSKI, as Successor Trustee under the Alphonse J. Dziadowiec Declaration of Living Trust dated December 1, 2007, Grantor, and KEVIN SOCHA and AMY SOCHA, husband and wife, whose address is 660 Cumberland Trail, #AA1, Roselle, Illinois, 60172, Grantees.

WITNESSETH, that the Grantor, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Successor Trustee and of every other power and authority the Grantor hereunto enabling, does hereby convey and quit claim unto the Grantees, not as Joint Tenants or Tenants in Common, but as TENANTS BY THE ENTIRETY, in fee simple, the following described real estate:

PARCEL 1:

UNIT NO. 22-AA-1 IN THE CROSS CREEK CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

THAT PART OF LOT 3 IN CROSS CREEK, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 7, 1979 AS DOCUMENT NO. 24835738, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 357.32 FEET NORTH, AS MEASURED ALONG THE EAST LINE THEREOF, AND 216.0 FEET WEST, AS MEASURED AT RIGHT ANGLES TO SAID EAST LINE, OF THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 89 DEGREES 48 MINUTES 49 SECONDS WEST, 70.33 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 11 SECONDS EAST, 152.42 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 49 SECONDS EAST, 70.33 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 11 SECONDS WEST, 152.42 FEET TO THE PLACE OF BEGINNING, COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR CROSS CREEK CONDOMINIUM BUILDING NO. 22 MADE BY FIRST BANK OF OAK PARK AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 2, 1980 AND KNOWN AS TRUST NO. 12058, AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT

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NO. 27050630, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY).

PARCEL 2:

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE-DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE CROSS CREEK HOMEOWNERS' ASSOCIATION DATED THE 1ST DAY OF SEPTEMBER, 1979, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 25155624, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PROPERTY DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PROPERTY AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHTS OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCE AND MORTGAGES OF SAID REMAINING PROPERTY OR ANY OF THERE.

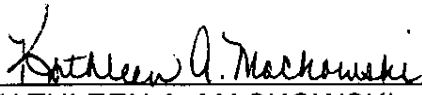
PIN: 07-35-400-049-1171

PROPERTY ADDRESS: 660 Cumberland Trail, #AA1, Roselle, IL, 60172

SUBJECT ONLY TO: General real estate taxes for 2018 and subsequent years; covenants, conditions and restrictions of record; building lines and easements; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the covenants, conditions and restrictions of record.

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, to have and to hold the above granted real estate unto the said Grantees, as husband and wife, not as Joint Tenants or Tenants in Common, but as TENANTS BY THE ENTIRETY, their heirs and assigns, forever.

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


KATHLEEN A. MACKOWSKI,
as Successor Trustee as aforesaid

REAL ESTATE TRANSFER TAX

05-Nov-2018



COUNTY:	86.75
ILLINOIS:	173.50
TOTAL:	260.25

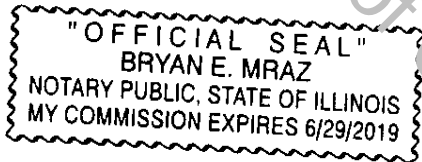
07-35-400-049-1171 | 20181001620967 | 0-920-362-144

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STATE OF ILLINOIS)
)
COUNTY OF DU PAGE) SS:

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that KATHLEEN A. MACKOWSKI, personally known to me to be the Successor Trustee under the Alphonse J. Dziadowiec Declaration of Living Trust dated December 1, 2007, and 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 as such Successor Trustee as therein mentioned she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 30th day of October, 2018.



[Handwritten Signature]

Notary Public

THIS DOCUMENT PREPARED BY:
Bryan E. Mraz, 111 East Irving Park Road, Roselle, Illinois, 60172