

UNOFFICIAL COPY

TRUSTEE'S DEED
Statutory (ILLINOIS)

Doc#: 1916455094 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/13/2019 11:29 AM Pg: 1 of 4

Dec ID 20190601601458
ST/CO Stamp 0-669-442-144 ST Tax \$337.50 CO Tax \$168.75

THE GRANTOR:

WANDA ZALEWSKI, as Trustee
under the provisions of a trust agreement
dated December 16, 2017 and known as
ZALEWSKI FAMILY TRUST for
and in consideration of **TEN DOLLARS**
(\$10.00) in hand paid, **CONVEYS** and
WARRANTS to

(The Above Space for Recorder's Use Only)

THE GRANTEE:

JACQUELINE SIMON-FLOWERS and **BERRISFORD FLOWERS**, wife and husband, as
Tenants by the Entirety, the following described Real Estate situated in the County of Cook, in the
state of Illinois, to-wit:

See attached Legal Description

Property Index Number (PIN): 06-29-409-033
Address of Real Estate: 485 Topaz Lane, Bartlett, IL 60103

Hereby releasing and waiving all rights under the laws of the State of Illinois, to have and hold said
premises, forever. Subject to: easements for public utilities, covenants, conditions and restrictions of
record, and general real estate taxes for the year 2019 and subsequent years.

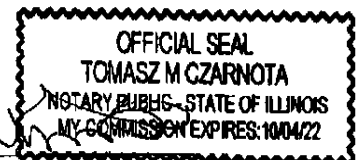
May 30, 2019

Wanda Zalewski
WANDA ZALEWSKI, as Trustee under
the provisions of a trust agreement dated
December 16, 2017 and known as
ZALEWSKI FAMILY TRUST

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **Kenneth S.
Hay**, 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 he signed, sealed and
delivered said instrument as his free and voluntary act.

Given under my hand and official seal, this 30 day of May, 2019

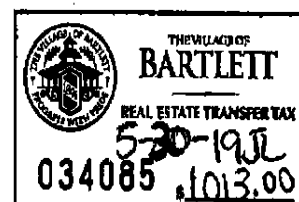
Tomasz M Czarnota
Notary Public



This instrument was prepared by:
S. Aaron Tencnbaum, 2222 Chestnut, #201, Glenview, IL 60026

Mail and send subsequent tax bills to:

JACQUELINE SIMON-FLOWERS
BERRISFORD FLOWERS
485 TOPAZ LANE
BARTLETT, ILLINOIS 60103



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Exhibit "A" Legal Description

THAT PART OF LOT 79 IN AMBER GROVE UNIT 7, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND RECORDED AS DOCUMENT NO. 95251723, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 79, THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENTIAL CURVE, CONCAVE THE SOUTHWEST AND HAVING A RADIUS OF 441.00 FEET, A DISTANCE OF 16.47 FEET AND WHOSE CHORD LENGTH OF 16.47 FEET BEARS NORTH 41 DEGREES 15 MINUTES 7 SECONDS WEST TO A POINT OF TANGENCY; THENCE NORTH 42 DEGREES 19 MINUTES 18 SECONDS WEST A DISTANCE OF 39.53 FEET; THENCE NORTH 47 DEGREES 40 MINUTES 42 SECONDS EAST A DISTANCE OF 126 FEET; THENCE SOUTH 42 DEGREES 19 MINUTES 18 SECONDS EAST A DISTANCE OF 60.71 FEET; THENCE SOUTH 49 DEGREES 49 MINUTES 4 SECONDS WEST A DISTANCE OF 126.40 FEET TO THE POINT OF BEGINNING CONTAINING 0.689 ACRES MORE OR LESS AND LYING IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of COOK

Yolanda Lee being duly sworn on oath, states that: SM resides at 2505 S. NORTHBROOK, W. 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.

Yolanda Lee

SUBSCRIBED and SWORN to before me

this 10 day of June, 2019.

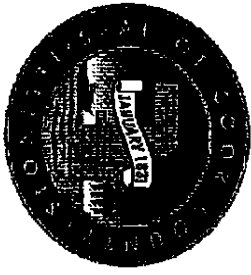
[Signature]



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REAL ESTATE TRANSFER TAX

13-Jun-2019



COUNTY:	168.75
ILLINOIS:	337.50
TOTAL:	506.25

06-29-409-033-0000 | 20190601601458 | 0-669-442-144

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