

# UNOFFICIAL COPY

Doc#: 1924255279 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 08/30/2019 01:50 PM Pg: 1 of 5

19NW 7138738 EL  
**TRUSTEE'S DEED** *act 2*

Dec ID 20190801675901  
ST/CO Stamp 0-992-678-496 ST Tax \$53.00 CO Tax \$26.50

**THIS INDENTURE**, made this 11<sup>th</sup> day  
of July, 2019, between the **Susan L. Metzger  
Trust dated June 6, 2002**, 4244 Valentine Drive,  
The Villages, FL 32163 ("Grantor"), and  
██████████, 623 Meadow Court, Elk Grove  
Village, Illinois 60007, ("Grantee")

**\*EVERCLEAN CW LLC 7**

*AN ILLINOIS Limited Liability Company*

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars and 00/100 Dollars (\$10.00) in hand paid, **GRANTS, BARGAINS, SELLS, AND CONVEYS** to Grantee all claims and interest of the Grantor in and to that certain real property more particularly described in Exhibit A attached hereto and made a part hereof, together with all improvements located on such real property, if any, and together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining (such real property, improvements, hereditaments, and appurtenances being collectively referred to herein as the "Property.")

**TO HAVE AND TO HOLD** the same, together with all rights and appurtenances to the same belonging, to the Grantee and to its successors and assigns forever. This conveyance and the limited warranties contained herein are hereby expressly made subject to those exceptions to title set forth on Exhibit B attached hereto and made a part hereof.

**AND** Grantor will warrant and forever defend the right and title to the Property hereby conveyed, unto and for the benefit of Grantee and its successors and assigns, against all claims based upon any acts affecting title to the Property done or suffered by Grantor and no other during Grantor's period of ownership of the Property.

**Permanent Real Estate Index Numbers:** Part of 06-20-400-008-0000; 06-29-200-006-0000; and part of 06-29-201-004-0000

**Address of Property:** Vacant Land at Southwest Corner of Route 20 and Lambert Road, Elgin, Illinois 60120

**IN WITNESS WHEREOF**, Grantor has executed this Trustee's Deed the day and year first above written.



Susan L. Metzger Trust dated June 6, 2002

By:

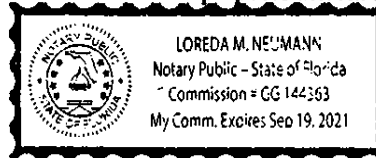
*Susan L. Metzger*  
Susan L. Metzger, Trustee

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STATE OF Florida )  
COUNTY OF Sumter )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **Susan L. Metzger, Trustee, Trustee** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, she 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.

Given under my hand and official seal  
this 11<sup>th</sup> day of July, 2019.



Loreda M. Neumann  
Notary Public

**PREPARED BY:**  
Richard L. Heimberg, Esq.  
HUCK BOUMA PC  
2425 Royal Boulevard, #1  
Elgin, Illinois 60123

**RETURN DOCUMENT TO AND  
MAIL TAX BILLS TO:**

~~██████████~~ EVERCLEAN CW LLC 7 Suite 1200  
Attn: Thomas Kim  
~~623 Meadow Court~~  
~~Elk Grove Village, IL 60007~~

Darius R. Dumbrys  
Bordell + Dornanski  
One North Franklin Street  
Chicago IL 60606

414 W. Mueller  
Arlington Heights IL  
60004

Property of Cook County Clerk's Office

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**LEGAL DESCRIPTION: An undivided 80% interest in and to:**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERN MOST CORNER OF ROUTE 20 (LAKE STREET) RIGHT OF WAY CONVEYED BY DOCUMENT 050274933, RECORDED JANUARY 27, 2005; THENCE SOUTH 27 DEGREES 32 MINUTES 19 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID RIGHT OF WAY, 61.62 FEET; THENCE SOUTH 67 DEGREES 55 MINUTES 00 SECONDS WEST, ALONG SAID WESTERLY LINE, 38.59 FEET TO THE NORTHERLY RIGHT OF WAY OF U.S. ROUTE 20 PER PLAT OF DEDICATION OF S.B.I. ROUTE 5 (LAKE STREET) RECORDED NOVEMBER 17, 1932 IN BOOK 301 OF PLATS, PAGES 18 AND 19; THENCE WESTERLY 89.87 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE NO 20, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,153.87 FEET, CHORD BEARING NORTH 59 DEGREES 32 MINUTES 08 SECONDS WEST, AND CHORD LENGTH OF 89.86 FEET TO A POINT OF TANGENCY; THENCE NORTH 58 DEGREES 20 MINUTES 24 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 392.41 FEET TO THE SOUTHEASTERLY LINE, AS MONUMENTED, OF LOT 17 IN THE COUNTY CLERK'S DIVISION OF AFORESAID SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED MAY 31, 1898 AS DOCUMENT 2227309; THENCE NORTH 59 DEGREES 42 MINUTES 44 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE 260.54 FEET, TO THE SOUTHERLY LINE OF LAMBERT LANE PER DOCUMENT 1006844025, RECORDED MARCH 9, 2010; THENCE EASTERLY, 86.56 FEET ALONG SAID SOUTHERLY LINE, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 208.00 FEET, CHORD BEARING SOUTH 85 DEGREES 10 MINUTES 50 SECONDS EAST, AND CHORD LENGTH OF 85.93 FEET; THENCE SOUTH 30 DEGREES 02 MINUTES 25 SECONDS WEST, 24.99 FEET; THENCE SOUTH 41 DEGREES 10 MINUTES 11 SECONDS WEST, 58.04 FEET; THENCE SOUTH 11 DEGREES 11 MINUTES 29 SECONDS EAST, 22.26 FEET; THENCE SOUTH 63 DEGREES 14 MINUTES 40 SECONDS EAST, 27.33 FEET; THENCE SOUTH 85 DEGREES 18 MINUTES 19 SECONDS EAST, 40.78 FEET; THENCE SOUTH 58 DEGREES 30 MINUTES 03 SECONDS EAST, 67.25 FEET; THENCE SOUTH 18 DEGREES 43 MINUTES 37 SECONDS EAST, 34.11 FEET; THENCE SOUTH 54 DEGREES 11 MINUTES 02 SECONDS EAST, 47.90 FEET; THENCE SOUTH 81 DEGREES 41 MINUTES 50 SECONDS EAST, 58.04 FEET; THENCE SOUTH 60 DEGREES 40 MINUTES 41 SECONDS EAST, 30.17 FEET TO THE WEST LINE OF SAID LAMBERT LANE; THENCE SOUTH 27 DEGREES 32 MINUTES 19 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LAMBERT LANE, 96.03 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**Exhibit A**

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## EXHIBIT B

1. General taxes for the year 2019 and subsequent years.
2. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes, including but not limited to that part dedicated for a public street (Galt Boulevard-Lambert Lane-Metzger Parcel) per City of Elgin Resolution No. 08-307 recorded March 9, 2010 as Document No. 1006844025.
3. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
4. Ordinance recorded November 13, 1986 as document 86537592 relating to allocating the cost of certain water system improvements to benefitted properties.
5. Easement in favor of Village of Bartlett, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 93940935, affecting the South 10 feet of the Land.
6. By agreement between the Villages of Bartlett and Streamwood recorded July 22, 1998 as document 98636400, the Village of Bartlett agreed not to annex certain property, including the insured property; and
7. Easement(s) for the purpose(s) and rights incidental thereto, as granted in documents, granted to State of Illinois, acting by and through the Secretary of the Department of Transportation, for the purpose of providing drainage and to install, maintain, alter, repair, replace, renew, improve and remove drainage facilities, recorded on February 23, 2007 as Document No. 0705449128 and as Document No. 0705449129 affecting that part of the land described as Parcel 0003 PE therein.
8. Memorandum of Annexation Agreement with the City of Elgin dated July 24, 2019, recorded August 14, 2019, as Document No. 1922616038.

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## RECORDER OF COOK COUNTY PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTION

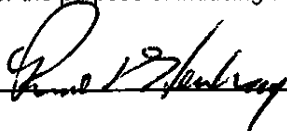
STATE OF ILLINOIS     )  
                                  ) SS  
COUNTY OF COOK     )

Richard L. Heimberg, being duly sworn on oath, state that he resides at 38W751 Hopi Ln., Elgin, IL 60124.

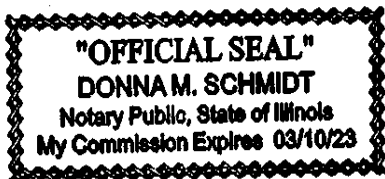
And further states that: (please check the appropriate box)

- A.  That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or
- B.  That the attached deed is not in violation of 765 205/1(b) for one of the following reasons: (please circle the appropriate number)
  1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
  2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
  3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land;
  4. The conveyance of parcels of land or interests therein for use as right-of-way for railroads and other pipe lines which does not involve any new streets or easements of access;
  5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
  6. The conveyance of land for highway or other public purpose 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;
  7. Conveyance made to correct descriptions in prior conveyances;
  8. The sale or exchange of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
  9. The sale is of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land 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.

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Cook County, Illinois, to accept the attached deed for recording.

  
\_\_\_\_\_

SUBSCRIBED and SWORN to before me this 27th day of July, 2019.



  
\_\_\_\_\_  
Notary Public