

UNOFFICIAL COPY

TRUSTEE'S DEED (ILLINOIS)

Doc#. 2035228086 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/17/2020 12:03 PM Pg: 1 of 3

Dec ID 20200301646078
ST/CO Stamp 0-847-394-016 ST Tax \$195.00 CO Tax \$97.50

Chicago Title

206 NWS 20331 RM
1/2

THIS INDENTURE, made this 27th day of March, 2020 between Inis Y. Cohen, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered in pursuance of a certain Trust Agreement dated August 13, 1999, and known as The Inis Y. Cohen Revocable Trust Agreement, Grantor, and Jorge Hernandez, Jr., a single person and not a party to a civil union, in Fee Simple, of 961 E. Golf Road Arlington Heights, Illinois and known as the Grantee.

WITNESSETH, that said Grantor in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, and pursuant of the power and authority vested in the Grantor as said Trustee, and of every other power and authority in the Grantor hereunto enabling, does hereby Grant, Sell Bargain and Convey to Grantee, in Fee Simple, the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

LEGAL DESCRIPTION ATTACHED

SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Number(s) 06-07-405-061-0000

Address: 790 North Shady Oaks Drive, Elgin IL 60120

Together with the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining. To Have and to Hold, the same unto said party of the second part, and to the proper use benefit and behoof, forever, of said party of the second part.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in her by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

Releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

In WITNESS WHEREOF, the Grantor, as Trustee hereunto set her signature dated this 27th day of March, 2020.

Inis Y. Cohen, as Trustee of the Inis Y. Cohen Revocable Trust Agreement, Dated August 13, 1999
Inis Y. Cohen, as Trustee of the Inis Y. Cohen
Revocable Trust Agreement, Dated August 13, 1999



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STATE OF ILLINOIS)

) SS,

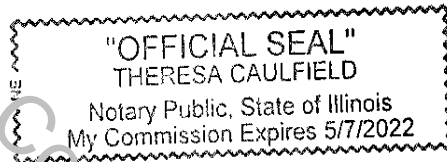
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Inis Y. Cohen, 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 in the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 27th day of March, 2020.



Notary Public



This instrument was prepared by:
Laurence M. Cohen, P.C.
1033 W. Golf Road
Hoffman Estates, IL 60169

MAIL DEED TO:
DELIC Law LLC
802 W. Bartlett Road
Bartlett, IL 60103
Attention: Mr. Dino Delic, Esquire

SEND SUBSEQUENT TAX BILLS TO:
Mr. Jorge Hernandez, Jr.
790 North Shady Oaks Drive
Elgin, Illinois 60120

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 20GNW520331RM

For APN/Parcel ID: 06-07-405-061-0000

THAT PART OF LOT 15 IN COBLER'S CROSSING UNIT 3, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 19, 1989 AS DOCUMENT NO. 89328812, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 84 DEGREES 42 MINUTES 38 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LOT 15, 69.79 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE SOUTH 5 DEGREES 46 MINUTES 38 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LOT 15, 69.79 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE SOUTH 5 DEGREES 46 MINUTES 38 SECONDS EAST, 106.60 FEET TO THE SOUTHERLY LINE OF SAID LOT 15; THENCE NORTH 5 DEGREES 46 MINUTES 38 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 15, 65.20 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 37 DEGREES 2 MINUTES 44 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 15, 65.20 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 37 DEGREES 2 MINUTES 44 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 15, 56.75 FEET TO A CORNER OF SAID LOT 15; THENCE NORTH 84 DEGREES 42 MINUTES 38 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 15, 16.26 FEET TO THE PLACE OF BEGINNING.