

UNOFFICIAL COPY

Doc#: 2100415353 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/04/2021 04:10 PM Pg: 1 of 3

TRUSTEE'S DEED

(ILLINOIS)

Dec ID 20201201676737
ST/CO Stamp 0-506-062-816 ST Tax \$546.00 CO Tax \$273.00

ATA / GMT Title Agency
1550 Spring Road, Suite 108
Oak Brook, IL 60523

File # 20747025-IL

File No. 20747025-IL

THIS INDENTURE, made this 1st day of December, 2020 between the Grantor(s), Enzo H. Neri & Gina M. Neri, as Trustees under Trust Agreement dated June 23, 1997 known as the Enzo H. Neri & Gina M. Neri Declaration of Trust, and the Grantee(s), Mark Pasiennik & Sue Pasiennik, husband and wife of 1845 W. Race Street, Chicago, IL 60622.

WITNESSETH, that said Grantor(s) in consideration of the sum of Ten Dollars (\$10.00) receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor(s) as said Trustee(s), and of every other power and authority the Grantor(s) hereunto enabling, do(es) hereby convey and Quit Claim unto the Grantee(s), in fee simple, not as Tenants in Common but as Joint Tenants, the following described real estate, situated in the County of Cook, State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 830 Woodglen Lane, Lemont, IL 60439
Permanent tax number: 22-28-113-066-0000

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 behoove, forever, of said party of the second part.

This deed is executed by the part of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it 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. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any recorded or registered in said county.

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

SUBJECT TO: General taxes for 2020 and subsequent years; Covenants, conditions & restrictions of record, if any;

IN WITNESS WHEREOF, Grantors, not individually, but as Co-Trustees aforesaid, have hereunto set their hand and seal the day and year first above written.

SEE NEXT PAGE

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Enzo H. Neri (Seal)
Enzo H. Neri as Co-Trustee, aforesaid

Gina M. Neri (Seal)
Gina M. Neri as Co-Trustee, aforesaid

State of Illinois SS
County of Cook

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Enzo H. Neri & Gina M. Neri personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act as such trustee aforesaid, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24 day of November, 2020.

Commission expires 30
[Signature]
NOTARY PUBLIC

This Instrument was prepared by:
Anthony Ross Tortorich
15640 Janas Drive
Homer Glen IL 60491



SEND SUBSEQUENT TAX BILLS TO:
Mark Pasiennik
830 Woodglen Lane
Lemont, IL 60439

MAIL TO:
Mark Pasiennik
830 Woodglen Lane
Lemont, IL 60439

Property of Cook County Clerk's Office

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EXHIBIT A

The land is situated in the County of Cook, State of Illinois, as follows:

PARCEL 1:

THAT PART OF LOT 32 IN WOODGLEN, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF THE SOUTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THE EAST 33 FEET THEREOF DEDICATED FOR PUBLIC STREET BY DOCUMENT 0618739043, RECORDED JULY 6, 2006) ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 29, 2007 AS DOCUMENT NO. 0705115125, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 32; THENCE SOUTH 45 DEGREES 45 MINUTES 09 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 32 FOR A DISTANCE OF 172.84 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 32; THENCE SOUTH 44 DEGREES 14 MINUTES 51 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 32 FOR A DISTANCE OF 55.08 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH" DEGREES 14 MINUTES 51 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 32 FOR A DISTANCE OF 89.37 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 32; THENCE NORTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 32, BEING A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 80.63 FEET, A RADIUS OF 640.00 FEET, A CHORD BEARING OF NORTH 34 DEGREES 18 MINUTES 15 SECONDS EAST AND A CHORD DISTANCE OF 80.57 FEET TO A POINT OF COMPOUND CURVE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 32; THENCE CONTINUING NORTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 32, BEING A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 115.53 FEET, A RADIUS OF 127.00 FEET, A CHORD BEARING OF NORTH 04 DEGREES 38 MINUTES 04 SECONDS WEST AND A CHORD DISTANCE OF 111.59 FEET; THENCE SOUTH 45 DEGREES 45 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 163.04 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS FROM THE DWELLING, UNIT TO THE PRIVATE AND PUBLIC STREETS AND ROADS OVER AND ACROSS THE DWELLING EXTERIOR, THE LOT AREA AND THE COMMUNITY AREA AS DEFINED IN THE DECLARATION OF WOOD G LEN RECORDED DECEMBER 17, 2007 AS DOCUMENT NO-0735122081.

Commonly Known As: 830 Woodglen Ln., Lemont, IL 60439

Parcel Identification Number: 22-28-113-066-0000