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TRUSTEE'S DEED STATUTORY (ILLINOIS)

Doc# 2108422012 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/25/2021 10:57 AM PG: 1 OF 7

THIS INDENTURE, made this 11 day of May, 2020, between LAWRENCE R. FYOCK, as Trustee under the provisions of THE FYOCK FAMILY TRUST DATED OCTOBER 12, 2018, Grantor, and DONNA J. PATTERSON, a single person, of 1217 S. Old Wilke Road, Unit 11-203, Arlington Heights, Illinois 60005, and LAWRENCE R. FYOCK, married to NANCY J. FYOCK, of 45 Autumn Drive, Newton, PA 18940 Grantees,

WITNESSETH, That Grantor, in consideration of the sum of TEN (\$10.00) DOLLARS, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby convey and warrant unto DONNA J. PATTERSON as to an undivided 95% interest, and LAWRENCE R. FYOCK as to an undivided 5% interest, as tenants in common, the following described Real Estate situated in the County of COOK in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

Permanent Real Estate Index Numbers: 08-08-201-012-1620 & 08-08-201-012-1202

Address of Real Estate: 1217 S. Old Wilke Road, Unit 11-203
Arlington Heights, Illinois 60005

THIS TRANSACTION EXEMPT UNDER PROVISIONS OF PAR. F, SECTION 4, OF THE REAL ESTATE TRANSFER TAX ACT.

Debra M. M... Dated: 6/11/2020

Together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining. Hereby 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 as aforesaid, hereunto set his hand and seal the day and year first written above.

LAWRENCE R. FYOCK
as Trustee under the provisions of THE
FYOCK FAMILY TRUST DATED
OCTOBER 12, 2018

REAL ESTATE TRANSFER TAX	25-Mar-2021
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00
08-08-201-012-1620 20210301675945 0-246-723-088	

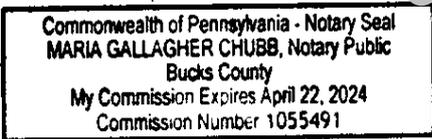
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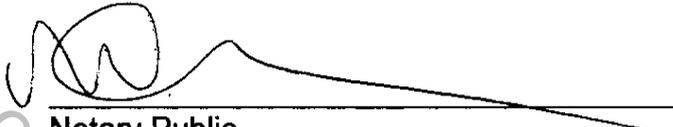
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STATE OF Pa)
) SS.:
COUNTY OF Buck)

I, the undersigned, a Notary Public, do hereby certify that LAWRENCE R. FYOCK, as Trustee under the provisions of THE FYOCK FAMILY TRUST DATED Oct 12, 2018, 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 and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11 day of May, 2020.





Notary Public

This instrument was prepared by ATTORNEY DEBORAH M. LANCASTER, DEBORAH M. LANCASTER, LTD., 1642 Colonial Parkway, Inverness, IL 60067.

MAIL TO:
MR. LAWRENCE FYOCK, 45 Autumn Drive, Newtown, PA 18940

SEND SUBSEQUENT TAX BILLS TO:
DONNA J. PATTERSON, 1217 S. Old Wilke Road, Unit 203, Arlington Heights, Illinois 60005.

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EXHIBIT A**PARCEL 1:**

UNIT 11-203 AND UNIT G15-5 (GARAGE) IN MALLARD COVE CONDOMINIUM, AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF WEBER DRIVE (FORMERLY OLD WILKE ROAD) (SAID CENTER LINE ALSO BEING THE WEST LINE OF THE EAST 3/4 OF THE EAST 1/2 OF SECTION 5 AND SECTION 8, TOWNSHIP 41 NORTH, RANGE

11, EAST OF THE THIRD PRINCIPAL MERIDIAN) AND THE NORTH LINE OF FRACTIONAL SECTION 5, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST ALONG THE CENTER LINE OF SAID WEBER DRIVE, 1369.27 FEET TO A POINT; THENCE NORTH 89 DEGREES 41 MINUTES 39 SECONDS EAST 33.0 FEET TO A POINT ON THE EAST LINE OF WEBER DRIVE AS DEDICATED BY DOCUMENT NO. 88155952, SAID POINT BEING THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 41 MINUTES 39 SECONDS EAST, 59.50 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST, 66.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 39 SECONDS EAST, 82.50 FEET; THENCE NORTH 00 MINUTES 18 MINUTES 21 SECONDS WEST, 70.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 39 SECONDS EAST, 426.0 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 70.0 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 39 SECONDS EAST, 82.50 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 65.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 39 SECONDS EAST, 79.09 FEET TO THE WEST LINE OF NEW WILKE ROAD AS DEDICATED BY DOCUMENT NO. 88155952; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID NEW WILKE ROAD; 690.24 FEET; TO A POINT OF CURVE IN THE WEST LINE OF SAID NEW WILKE ROAD; THENCE SOUTHERLY ALONG A CURVED LINE CONVEX WESTERLY HAVING A RADIUS OF 950.0 FEET AN ARC DISTANCE OF 221.63 FEET (THE CHORD OF SAID ARC BEARS SOUTH 06 DEGREES 41 MINUTES 00 SECONDS EAST, 221.12 FEET); THENCE NORTH 89 DEGREES 55 MINUTES 17 SECONDS WEST, 102.20 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST, 115.0 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 17 SECONDS WEST, 45.0 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST, 125.0 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 17 SECONDS WEST, 250.0 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST, 199.0 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 17 SECONDS WEST, 353.81 FEET TO THE EAST LINE OF SAID WEBER DRIVE; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST ALONG THE EAST LINE OF SAID WEBER DRIVE, 445.95 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF WEBER DRIVE (FORMERLY OLD WILKE ROAD) (SAID CENTER LINE ALSO BEING THE WEST LINE OF THE EAST 3/4 OF THE EAST 1/2 OF SECTION 5 AND SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN) AND THE NORTH LINE OF FRACTIONAL SECTION 5, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST ALONG THE CENTER LINE OF SAID WEBER DRIVE, 552.0 FEET TO A POINT; THENCE SOUTH 89 DEGREES 55 MINUTES 17 SECONDS EAST, 33.0 FEET TO A POINT ON THE EAST LINE OF WEBER DRIVE AS DEDICATED BY DOCUMENT NUMBER

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EXHIBIT A
(Continued)

88155952, SAID POINT BEING THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 17 SECONDS EAST, 355.00 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 679.67 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 39 SECONDS WEST 212.99 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 70.0 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 39 SECONDS WEST, 82.50 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 65.0 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 39 SECONDS WEST, 59.90 FEET TO THE EAST LINE OF SAID WEBER DRIVE; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST, ALONG THE EAST LINE OF SAID WEBER DRIVE, 817.05 FEET, TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF WEBER DRIVE (FORMERLY OLD WILKE ROAD) (SAID CENTER LINE ALSO BEING THE WEST LINE OF THE EAST 3/4 OF THE EAST 1/2 OF SECTION 5 AND 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN), AND THE NORTH LINE OF FRACTIONAL SECTION 5, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST ALONG THE CENTER LINE OF SAID WEBER DRIVE, 552.0 FEET TO A POINT; THENCE SOUTH 89 DEGREES 55 MINUTES 17 SECONDS EAST, 388.0 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 17 SECONDS EAST, 378.94 FEET TO A POINT ON THE WEST LINE OF NEW WILKE ROAD AS DEDICATED BY DOCUMENT NUMBER 88155952; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID NEW WILKE ROAD, 812.14 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 39 SECONDS WEST, 79.09 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST, 65.0 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 39 SECONDS WEST, 82.50 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST, 70.00 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 39 SECONDS WEST, 213.01 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST, 679.67 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF WEBER DRIVE (FORMERLY OLD WILKE ROAD, SAID CENTER LINE ALSO BEING THE WEST LINE OF THE EAST 3/4 OF THE EAST 1/2 OF SECTIONS 5 AND 8, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN) AND THE NORTH LINE OF FRACTIONAL SECTION 5, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST ALONG THE CENTER LINE OF SAID WEBER DRIVE, 1815.0 FEET TO A POINT; THENCE SOUTH 89 DEGREES 55 MINUTES 17 SECONDS EAST, 33.0 FEET TO A POINT ON THE EAST LINE OF SAID WEBER DRIVE AS DEDICATED BY DOCUMENT 88155952; THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 17 SECONDS EAST, 353.81 FEET;

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EXHIBIT A
(Continued)

THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 119.0 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 89 DEGREES 55 MINUTES 17 SECONDS EAST, 250.0 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 125.0 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 17 SECONDS EAST, 45.0 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 115.0 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 17 SECONDS 102.20 FEET TO THE WEST LINE OF NEW WILKE ROAD AS DEDICATED BY DOCUMENT 88155952; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NEW WILKE ROAD, BEING A CURVED LINE CONVEX WESTERLY HAVING A RADIUS OF 950.0 FEET, AN ARC DISTANCE OF 63.69 FEET TO A POINT ON THE NORTHERLY LINE OF WHITE OAK DRIVE AS DEDICATED BY DOCUMENT 88155952 (THE CHORD OF SAID ARC BEARS SOUTH 15 DEGREES 17 MINUTES 13 SECONDS EAST, 63.67 FEET); (THE FOLLOWING FOUR COURSES ARE ALONG THE NORTHERLY LINE OF SAID WHITE OAK DRIVE AS DEDICATED BY DOCUMENT 88155952); THENCE SOUTH 44 DEGREES 35 MINUTES 23 SECONDS WEST, 33.05 FEET; THENCE WESTERLY ALONG A CURVED LINE CONVEX SOUTHERLY, HAVING A RADIUS OF 380.71 FEET, AN ARC DISTANCE OF 98.80 FEET TO A POINT OF REVERSE CURVE (THE CHORD OF SAID ARC BEARS NORTH 82 DEGREES 44 MINUTES 45 SECONDS WEST, 98.52 FEET); THENCE WESTERLY ALONG A CURVED LINE CONVEX NORTHERLY HAVING A RADIUS OF 512.71 FEET, AN ARC DISTANCE OF 139.79 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC BEARS NORTH 83 DEGREES 07 MINUTES 20 SECONDS WEST, 139.36 FEET); THENCE SOUTH 89 DEGREES 04 MINUTES 00 SECONDS WEST, 154.41 FEET); THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST, 298.89 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF WEBER DRIVE (FORMERLY CALLED WILKE ROAD, SAID CENTERLINE ALSO BEING THE WEST LINE OF THE EAST 3/4 OF THE EAST 1/2 OF SECTIONS 5 AND 8, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTH LINE OF FRACTIONAL SECTION 5, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH 00 DEGREES, 18 MINUTES, 21 SECONDS EAST ALONG THE CENTER LINE OF WEBER DRIVE, 1,815.0 FEET TO A POINT, THENCE SOUTH 89 DEGREES, 55 MINUTES, 17 SECONDS EAST 33.0 FEET TO A POINT ON THE EAST LINE OF SAID WEBER DRIVE AS DEDICATED BY DOCUMENT 88155952 TO THE PLACE OF BEGINNING, THENCE CONTINUING SOUTH 89 DEGREES, 55 MINUTES, 17 SECONDS EAST, 353.81 FEET, THENCE SOUTH 00 DEGREES, 18 MINUTES, 21 SECONDS EAST, 417.89 FEET TO THE NORTH LINE OF WHITE OAK DRIVE AS DEDICATED BY DOCUMENT 88155952, THENCE 89 DEGREES, 04 MINUTES, 00 SECONDS WEST ALONG THE NORTH LINE OF SAID WHITE OAKS DRIVE, A DISTANCE OF 353.82 FEET TO THE EAST LINE OF WEBER DRIVE AS DEDICATED BY DOCUMENT 88155952, THENCE NORTH 00 DEGREES, 18 MINUTES, 21 SECONDS WEST ALONG THE EAST LINE OF SAID WEBER DRIVE, A DISTANCE OF 424.14 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY ILLINOIS

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EXHIBIT A
(Continued)

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 21, 1996 AS DOCUMENT NUMBER 96889987 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE PERPETUAL EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 CREATED BY THAT CROSS-EASEMENT AGREEMENT DATED SEPTEMBER 10, 1969 AND RECORDED NOVEMBER 28, 1969 AS DOCUMENT NUMBER 21023805 FOR INGRESS, EGRESS, PUBLIC UTILITIES, AND SANITARY SEWER AND WATER OVER THE PROPERTY SHADED ON EXHIBIT B ATTACHED TO SAID CROSS-EASEMENT AGREEMENT, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 08-08-201-012-1620 AND 08-08-201-012-1202

Property Address: 1217 S. OLD WILKE ROAD, UNIT 11-203, ARLINGTON HEIGHTS, IL 60005

Office of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a. natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 6/11, 2020

Signature: Deborah M. Lancaster

Subscribed and sworn to before me
By the said Deborah M. Lancaster
This 11 day of June, 2020
Notary Public Karen L. Beierwaltes

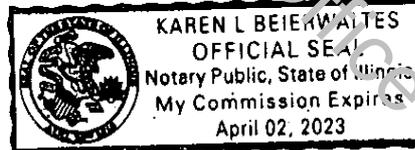


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 6/11, 2020

Signature: Deborah M. Lancaster

Subscribed and sworn to before me
By the said Deborah Lancaster
This 11 day of June, 2020
Notary Public Karen L. Beierwaltes



Note: Any person who knowingly submits a false statement concerning the identity of Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)