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Doc#: 2112510115 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/05/2021 12:33 PM Pg: 1 of 3

TRUSTEE'S DEED

THE GRANTOR, ELIZABETH T. WIECKIEWICZ, not individually but as Trustee under the provisions of a Trust Agreement known as the Elizabeth T. Wieckiewicz Trust dated March 8, 2019, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged. **CONVEYS and WARRANTS** to RICHARD KEHRER

& ALISON KEHRER, *Husband and wife, of 321 S. Sangamon St, #901, Chicago, IL 60607, not as tenants in common nor joint tenants, but as Tenants By The Entirety* of Chicago, State of Illinois, the following described Real Estate:

PARCEL 1:

THE NORTH 200 FEET (EXCEPT THE SOUTH 100 FEET) OF THE SOUTH 502.5 FEET OF THE PART LYING WEST LINE OF HAPP ROAD AND EAST OF A LINE 436 FEET AS MEASURED ALONG THE SOUTH LINE OF SAID NORTH 200 FEET, WEST OF AND PARALLEL WITH THE WEST LINE OF HAPP ROAD, (EXCEPT THAT PART LYING WEST OF A LINE DRAWN PERPENDICULAR TO SAID NORTH LINE OF THE SOUTH 502.5 FEET AT A DISTANCE OF 382.200 FEET FROM THE WEST LINE OF HAPP ROAD AS MEASURED ALONG NORTH LINE OF SAID SOUTH 502.5 FEET) OF THE SOUTH 48 RODS OF THE EAST 50 RODS OF THE NORTHEAST ^{1/4} OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 100 FEET OF THE SOUTH 502.5 FEET OF THAT PART OF THE NORTHWEST 1/4 LYING WEST OF THE WESTERLY LINE OF HAPP ROAD OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

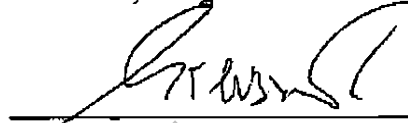
THE NORTH 200 FEET (EXCEPT THE SOUTH 100 FEET) OF THE SOUTH 502.5 FEET OF THAT PART LYING EAST OF A LINE DRAWN PARALLEL TO THE WEST LINE OF HAPP ROAD AT A DISTANCE OF 436.0 FEET FROM THE WEST LINE HAPP ROAD AS MEASURED ALONG THE NORTH LINE OF THE SAID SOUTH 502.0 FEET AND LYING WEST OF A LINE DRAWN PERPENDICULAR TO THE SAID NORTH LINE OF THE SOUTH 502.5 FEET, ALL OF THE SOUTH 48 RODS OF THE EAST 50.0 RODS OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 820 Happ Rd., Northbrook, IL 60093
PIN: 04-13-303-054-0000; 04-13-303-053-0000

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situated in the County of Cook, State of Illinois. The Grantor(s) hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantee shall have and hold said premises as tenants by the entirety.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; and general real estate taxes for 2020 2nd installment and subsequent years.

 (SEAL)

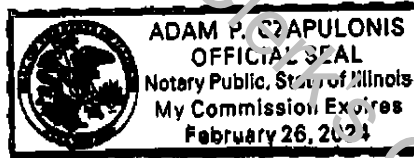
ELIZABETH T. WIECKIEWICZ, not individually but as Trustee under the provisions of a Trust Agreement known as the Elizabeth T. Wieckiewicz Trust dated March 8, 2019

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ADAM P. CZAPULONIS, the undersigned, a Notary Public in and for said County and State, do hereby certify that ELIZABETH T. WIECKIEWICZ, a single person, personally known to me to be the same person whose names are subscribed to the foregoing instrument, 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.

WITNESS my hand and official seal this 26th day of April, 2021.


NOTARY PUBLIC





Prepared by :Adam P. Czapulonis, Esq., 4738 N. Harlem Ave., Ste. 4, Harwood Heights, IL 60706

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Brian O'Grady
2222 Chestnut Ave. #304
Glenview, IL 60026

Richard Kehrer
820 Happ Rd.
Northfield, IL 60093

| REAL ESTATE TRANSFER TAX | | 27-Apr-2021 |
|---|---|------------------|
|  |  | COUNTY: 425.00 |
| | | ILLINOIS: 850.00 |
| | | TOTAL: 1,275.00 |

04-13-303-054-0000 | 20210401609651 | 0-055-455-241

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PLAT ACT AFFIDAVIT

FD - 24 - 0587 192

State of Illinois
County of Cook

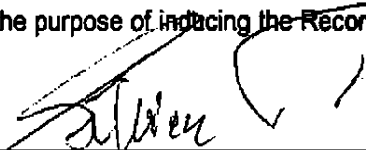
ELIZABETH WIECKIEWICZ, being duly sworn on oath, states that Elizabeth Wieckiewicz resides at 820 Happ Rd., Northfield, IL 60093.

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, 1979.
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 or 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.

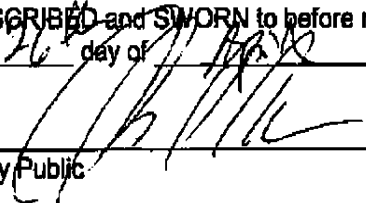
CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.



 ELIZABETH WIECKIEWICZ

SUBSCRIBED and SWORN to before me
This 26 day of April, 2021.



 Notary Public

