

# UNOFFICIAL COPY

This instrument prepared by:  
Pluymert, MacDonald, Hargrove & Lee Ltd.  
2300 Barrington Road, Suite 220  
Hoffman Estates, IL 60169

Doc# 2113121164 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/11/2021 11:12 AM Pg: 1 of 3

Mail future tax bills to:  
Brad Morrison and Katie Morrison  
752 Bent Ridge Lane  
Elgin, IL 60120

Dec ID 20210401603440  
ST/CO Stamp 0-444-551-440 ST Tax \$240.00 CO Tax \$120.00

Mail this recorded instrument to:  
Stella Bertakis  
Sansonetti & Bertakis, LLC  
1101 Perimeter Drive, Suite 675  
Schaumburg, IL 60173

## TRUSTEE'S DEED

This Indenture, made this 2nd day of April, 2021, between Debra L. Jensen and Robert M. Jensen, as Trustees of the Trust Agreement dated May 22, 2016, and known as the Jensen Land Trust Number 16, of the City of Elgin, State of Illinois, party of the first part, and Bradley M. Morrison and Kathleen A. Morrison, husband and wife, of 1620 Norwood Avenue, Itasca, IL 60143, NOT as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, party of the second part.

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in Cook County, State of Illinois, to wit:

~~PARCEL 1: LOT 20-2 IN COBBLER'S CROSSING, UNIT 3 BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 17, TOWNSHIP 41 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS~~

~~PARCEL 2: A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION RECORDED AS DOCUMENT NUMBER 89185738~~

*See Attached*

Permanent Index Number(s): 06-07-405-032-0000  
Property Address: 752 Bent Ridge Lane, Elgin, IL 60120

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the 2<sup>nd</sup> Installment 2020 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

**To Have and To Hold** the same unto said party of the second part, and to the proper use, benefit, and enjoyment forever of said party of the second part.


This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned.




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Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

  
Debra L. Jensen, as Trustee of the Trust Agreement dated  
May 22, 2018, and known as the Jensen Land Trust Number 16,

  
Robert M. Jensen, as Trustee of the Trust Agreement dated  
May 22, 2018, and known as the Jensen Land Trust Number 16,

STATE OF ILLINOIS

COUNTY OF Cook

} SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO  
HEREBY CERTIFY that Debra L. Jensen and Robert M. Jensen, as Trustees of the Trust  
Agreement dated May 22, 2018, and known as the Jensen Land Trust Number 16, as  
Trustee(s) aforesaid, personally known to me to be the same person(s) whose name(s)  
is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this  
day in person and acknowledged that he/she/they signed and delivered said instrument as  
his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 22nd day of April, 2021.

  
Notary Public



Property of Cook County Clerk's Office

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ATTORNEYS' TITLE GUARANTY FUND, INC.

## LEGAL DESCRIPTION

**Permanent Index Number:**

Property ID: 06-07-405-032-0000

**Property Address:**

752 Bent Ridge Lane, Elgin, IL 60120

**Legal Description:**

PARCEL 1: THAT PART OF LOT 20 IN COBBLER'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 NUMBER 89-328812, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 20, THENCE SOUTH 14 DEGREES 59 MINUTES 40 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 20, 105.22 FEET TO A POINT FOR A PLACE OF BEGINNING, THENCE NORTH 72 DEGREES 32 MINUTES 56 SECONDS EAST, 109.22 FEET; TO THE EASTERLY LINE OF SAID LOT 20, BEING ALSO THE WESTERLY LINE OF BENT RIDGE LANE; THENCE SOUTHEASTERLY ALONG SAID LAST DESCRIBED LINE, BEING A CURVED LINE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 52.50 FEET, AN ARC DISTANCE OF 20.95 FEET THENCE SOUTH 33 DEGREES 21 MINUTES 35 SECONDS WEST 12.00 FEET; THENCE SOUTH 72 DEGREES 32 MINUTES 56 SECONDS WEST, 110.72 FEET TO THE WESTERLY LINE OF SAID LOT 20; THENCE NORTH 14 DEGREES 59 MINUTES 40 SECONDS WEST ALONG SAID LAST DESCRIBED WESTERLY LINE 26.02 FEET, TO THE PLACE OF BEGINNING. IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION RECORDED AS DOCUMENT NUMBER 89185738.

Cook County Clerk's Office