

# UNOFFICIAL COPY

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

Doc# 2132013066 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/16/2021 03:07 PM Pg: 1 of 3

Mail future tax bills to:  
Frances Chiovari  
116 North Regency Drive East  
Arlington Heights, IL 60004

Dec ID 20211101629153  
ST/CO Stamp 1-559-784-592 ST Tax \$305.00 CO Tax \$152.50

Mail this recorded instrument to:  
Tracey K. Annen  
Law Office of Tracey K. Annen, P.C.  
3 W. Crystal Lake Avenue  
Crystal Lake, IL 60014

1738-7755

## TRUSTEE'S DEED

This Indenture, made this 29<sup>th</sup> day of September, 2021, between Thomas K. Reilly and Joyce M. Reilly, as Co-Trustees under provisions of a Trust Agreement dated February 18, 2013, and known as the Reilly 2013 Trust, of 116 N. Regency Drive East, Arlington Heights, IL 60004, party of the first part, and Frances Chiovari, of 337 N. Carter St #203, Palatine, IL 60067, party of the second part.  
*\* an unmarried woman*

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:

THAT PART OF LOT 51 IN REGENT PARK UNIT TWO (HEREINAFTER DESCRIBED) DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE WESTERLY MOST CORNER OF SAID LOT 51, THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF LOT 51, A DISTANCE OF 44.0 FEET; THENCE SOUTHEASTERLY ALONG A LINE THAT IS PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 51, A DISTANCE OF 78.64 FEET; THENCE NORTHEASTERLY A DISTANCE OF 37 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY LINE OF SAID LOT 51, SAID LINE BEING ALSO THE WEST LINE OF REGENCY DRIVE EAST, (THE LAST DESCRIBED LINE BEING A CURVED LINE HAVING A RADIUS OF 35.0 FEET AND BEING CONCAVE WESTERLY, SAID POINT BEING 15.06 FEET NORTHWESTERLY OF THE CORNER BETWEEN SAID LOT 51 AND LOT 50 IN SAID SUBDIVISION (AS MEASURED ALONG THE LAST DESCRIBED CURVED LINE); THENCE SOUTHEASTERLY ALONG SAID CURVED LINE A DISTANCE OF 15.06 FEET TO THE AFOREMENTIONED CORNER BETWEEN LOTS 50 AND 51; THENCE SOUTHWESTERLY ALONG THE LINE COMMON TO SAID LOTS 50 AND 51 A DISTANCE OF 71.60 FEET TO THE SOUTHERLY LINE OF SAID LOT 51; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 51; A DISTANCE OF 84.35 FEET TO THE PLACE OF BEGINNING IN REGENT PARK UNIT TWO, BEING A SUBDIVISION OF ALL OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 LYING EAST OF THE EAST LINE OF REGENT PARK UNIT ONE, A SUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JANUARY 16, 1964, AS DOCUMENT NUMBER 2131431, ALL IN SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID REGENT PARK UNIT TWO REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JULY 29, 1964, AS DOCUMENT NUMBER 2163179, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 03-28-406-117-0000  
Property Address: 116 North Regency Drive East, Arlington Heights, IL 60004

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year 2021 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 behold 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. This deed is made subject to

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the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

### 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.

The Reilly 2013 Trust dated February 18, 2013

Thomas K. Reilly  
Thomas K. Reilly, Co-Trustee

Joyce M. Reilly  
Joyce M. Reilly, Co-Trustee

MISSOURI }  
STATE OF ILLINOIS } SS  
COUNTY OF ~~Cook~~ }  
St Louis }

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Thomas K. Reilly and Joyce M. Reilly, as Co-Trustees under provisions of a Trust Agreement dated February 18, 2013 and known as the Reilly 2013 Trust, 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 29th day of September 2021.

Mildred Denise Hudgens  
Notary Public

MILDRED DENISE HUDGENS  
NOTARY PUBLIC - NOTARY SEAL  
STATE OF MISSOURI  
MY COMMISSION EXPIRES SEPTEMBER 15, 2024  
ST. LOUIS COUNTY  
COMMISSION #16821941

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## PLAT ACT AFFIDAVIT METES AND BOUNDS DESCRIPTIONS

STATE OF ILLINOIS  
COUNTY OF

} SS

Thomas K. Reilly

being duly sworn on oath, states that

the affiant resides at 116 N. Regency Drive East, Arlington Heights, IL 60004 and further

states that (please check the appropriate box):

- That the attached deed is not in violation of 765 ILCS 205/1 (a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or
- That the attached deed is not in violation of 765 ILCS 205/1 (b) for one of the following reasons:  
(please circle the appropriate number)
  1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
  2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
  3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
  4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
  5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
  6. 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;
  7. Conveyances made to correct descriptions in prior conveyances
  8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
  9. 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 Land 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;
  10. The preparation of a plat for wind energy devices under Section 10-620 of the Property Tax Code.

Affiant further states that he makes this affidavit for the purpose of inducing the County Recorder of COOK COUNTY ILLINOIS to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

this 29<sup>th</sup> day of September 2021

Mildred Denise Hudgens

Thomas K. Reilly  
Signature of Affiant

