

# UNOFFICIAL COPY

Doc#: 2213304209 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/13/2022 11:33 AM Pg: 1 of 8

## TRUSTEE'S DEED

Dec ID 20220501607580

ST/CO Stamp 1-693-224-848 ST Tax \$3,844.50 CO Tax \$1,922.25

State of Illinois

County of Cook

### GRANTOR,

Mark Kowalski, Thomas Kowalski,

Carol Powell, and Lori Allred,

Successor Co-Trustees of the Family Trust A,

Established Pursuant to the Helen Cencula Radziewicz (also known as Helen Cencula Roskie Trust) dated April 30, 1983, as to a 53.9% undivided interest; and

Mark Kowalski, Thomas Kowalski, Carol Powell, and Lori Allred, Successor Co-Trustees of the Family Trust B, Established Pursuant to the Helen Cencula Radziewicz (also known as Helen Cencula Roskie Trust) dated April 30, 1983, as to a 21.1% undivided interest;

and Mark Kowalski, Thomas Kowalski, Carol Powell, and Lori Allred, Successor Co-

Trustees of the Dolores Kowalski Trust Established under the Will of Alexander

Radziewicz dated September 24, 1970, as to a 25% undivided interest,

of the City of Elk Grove County of Cook, State of Illinois, for and in consideration of TEN

(\$10.00) DOLLARS and other good and valuable consideration, in hand paid, CONVEY(S) and

WARRANT(S) to GRANTEE, Chicago Title Land Trust Company, as Trustee under the

Trust Agreement dated February 14, 2022, and known as Trust No.

8002388188 the following described Real Estate situated in the County of Cook in the State of Illinois, to wit;

### SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: (1) real estate taxes for the year 2021 and subsequent years; (2) covenants, conditions and restrictions of record and building lines and easements, if any.

### PERMANENT INDEX NUMBER:

08-26-402-011-0000 (Affects part of Parcel 2)

08-26-402-012-0000 (Affects part of Parcel 2)

ADDRESS OF REAL ESTATE: 2545 East Higgins Road, Elk Grove Village, IL 60007.

\* This property is located outside the city  
This Address is for informational purposes and is not a part of this conveyance.

226NW547505PIL

limits of Elk Grove  
Village and  
requires no stamps

## UNOFFICIAL COPY

Dated May 4, 2022.

Mark Kowalski  
Mark Kowalski, Co-Trustee

Thomas Kowalski  
Thomas Kowalski, Co-Trustee

Carol Powell  
Carol Powell, Co-Trustee

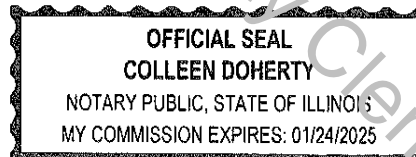
Lori Allred  
Lori Allred, Co-Trustee

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned Notary, a Notary Public in and for said County, in the State aforesaid, do hereby certify THAT **Mark Kowalski, Co-Trustee**, is 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 acknowledge that she/he/ they signed, sealed and delivered the said instrument as her /his/their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal on May 4, 2022.

Colleen Doherty  
NOTARY PUBLIC



AFTER RECORDING MAIL TO:  
Michael A. Alesia & Associates, P.C.  
1701 E. Woodfield Rd  
Suite 925  
Schaumburg, IL 60173

SEND SUBSEQUENT TAX BILLS TO:  
Elk Grove Partners LLC  
~~2450 and~~ 2545 E. Higgins Rd  
Elk Grove Village, IL 60007

DEED PREPARED BY: Kolpak Law Group LLC, 6767 N. Milwaukee Ave #202, Niles, IL 60714

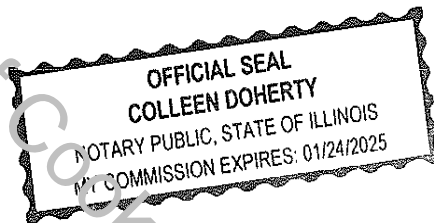
# UNOFFICIAL COPY

STATE OF ILLINOIS                    )  
  )       SS  
COUNTY OF COOK                    )

I, the undersigned Notary, a Notary Public in and for said County, in the State aforesaid, do hereby certify THAT **Thomas Kowalski, Co-Trustee**, is 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 acknowledge that she/he/they signed, sealed and delivered the said instrument as her /his/their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal on May 4, 2022.

Colleen Doherty  
NOTARY PUBLIC



Property of Cook County Clerk's Office

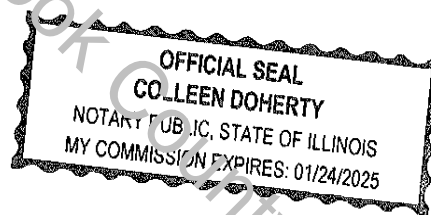
# UNOFFICIAL COPY

STATE OF ILLINOIS                    )  
   )       SS  
 COUNTY OF COOK                    )

I, the undersigned Notary, a Notary Public in and for said County, in the State aforesaid, do hereby certify THAT **Carol Powell, Co-Trustee**, is 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 acknowledge that she/he/they signed, sealed and delivered the said instrument as her/his/their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal on May 4, 2022.

Colleen Doherty  
 NOTARY PUBLIC



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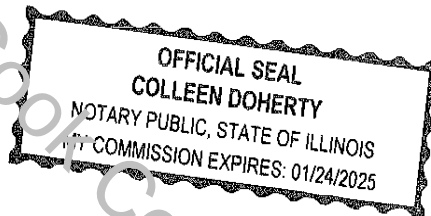
STATE OF ILLINOIS                   )  
   )  
 COUNTY OF COOK                    )

SS

I, the undersigned Notary, a Notary Public in and for said County, in the State aforesaid, do hereby certify THAT **Lori Allred, Co-Trustee**, is 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 acknowledge that she/he/they signed, sealed and delivered the said instrument as her /his/their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal on May 4, 2022.

Colleen Doherty  
 NOTARY PUBLIC



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## LEGAL DESCRIPTION

### PARCEL 2:

THAT PART OF THE EAST 6 ACRES OF LOT 5 IN SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 6 ACRES OF SAID LOT 5 WITH THE CENTER LINE OF HIGGINS ROAD; THENCE SOUTH ALONG THE WEST LINE OF THE EAST 6 ACRES OF SAID LOT 5 A DISTANCE OF 525.21 FEET; THENCE EAST ALONG A LINE AT RIGHT ANGLES TO THE WEST LINE OF THE EAST 6 ACRES OF SAID LOT 5 TO A POINT IN A LINE 189.64 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE EAST 6 ACRES OF SAID LOT 5; THENCE NORTH ALONG A LINE

189.64 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE EAST 6 ACRES OF SAID LOT 5 TO A POINT IN THE CENTER LINE OF HIGGINS ROAD; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF HIGGINS ROAD TO THE POINT OF BEGINNING (EXCEPTING FROM SAID TRACT OF LAND THAT PART THEREOF LYING NORTHWESTERLY OF A LINE 50 FEET SOUTHWESTERLY (MEASURED AT RIGHT ANGLES) FROM AND PARALLEL WITH THE CENTER LINE OF ORIGINAL HIGGINS ROAD, AND LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF ORIGINAL HIGGINS ROAD), IN COOK COUNTY,

ILLINOIS ALSO THAT PART OF THE EAST 6 ACRES OF LOT 5 IN SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 6 ACRES OF SAID LOT 5 WITH THE CENTER LINE OF HIGGINS ROAD; THENCE SOUTH ALONG THE WEST LINE OF THE EAST 6 ACRES OF SAID LOT 5 A DISTANCE OF 525.21 FEET TO A POINT OF BEGINNING; THENCE EAST ALONG A LINE AT RIGHT ANGLES TO THE WEST LINE OF THE EAST 6 ACRES OF SAID LOT 5 TO A POINT IN A LINE 189.64 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE EAST 6 ACRES OF SAID LOT 5; THENCE SOUTH ALONG A LINE 189.64 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 6 ACRES OF SAID LOT 5 TO THE CENTER LINE OF LANDMEIER ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF LANDMEIER ROAD TO THE WEST LINE OF THE EAST 6 ACRES OF SAID LOT 5; THENCE NORTH ALONG THE WEST LINE OF THE EAST 6 ACRES OF SAID LOT 5 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, (EXCEPTING FROM SAID TRACT OF LAND THAT PART THEREOF LYING SOUTHEASTERLY OF A LINE 40 FEET NORTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF ORIGINAL LANDMEIER ROAD, AND LYING NORTHWESTERLY OF THE NORTHWESTERLY LINE OF SAID ORIGINAL LANDMEIER ROAD

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## PLAT ACT AFFIDAVIT

STATE OF IL

Escrow No.: 22GNW547505PK

COUNTY OF Cook

Mark Kowalski, Thomas Kowalski, Carol Powell, and Lori Allred, Successor Co-Trustees of the Family Trust A, Established Pursuant to the Helen Cencula Radziewicz (also known as Helen Cencula Roskie Trust, Mark Kowalski, Thomas Kowalski, Carol Powell, and Lori Allred, Successor Co-Trustees of the Family Trust B, Established Pursuant to the Helen Cencula Radziewicz (also known as Helen Cencula Roskie Trust and Mark Kowalski, Thomas Kowalski, Carol Powell, and Lori Allred, Successor Co-Trustees of the Dolores Kowalski Trust Established under the Will of Alexander Radziewicz dated September 24, 1970, being duly sworn on oath, states that \_\_\_\_\_ resides at , . 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 (1) of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any streets or easements of access.
3. 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.
4. The sale or exchange of 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 involve any new streets or easement 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 parcel 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 easement of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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

**UNOFFICIAL COPY****PLAT ACT AFFIDAVIT**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Mark Kowalski, Thomas Kowalski, Carol Powell, and Lori Allred, Successor Co-Trustees of the Family Trust A, Established Pursuant to the Helen Cencula Radzewicz (also known as Helen Cencula Roskie Trust

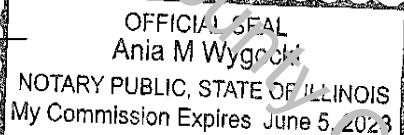
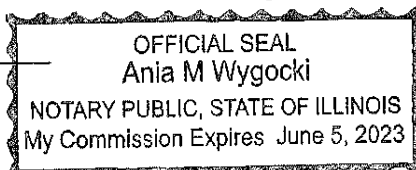
BY: Colleen Dehuty as atty in fact

Mark Kowalski, Thomas Kowalski, Carol Powell, and Lori Allred, Successor Co-Trustees of the Family Trust B, Established Pursuant to the Helen Cencula Radzewicz (also known as Helen Cencula Roskie Trust

BY: Colleen Dehuty as atty in fact

Mark Kowalski, Thomas Kowalski, Carol Powell, and Lori Allred, Successor Co-Trustees of the Dolores Kowalski Trust Established under the Will of Alexander Radzewicz dated September 24, 1970

BY: Colleen Dehuty as atty in fact

STATE OF ILCOUNTY OF COOKSubscribed and sworn to before me this 6 of May, 2022Notary Public [Signature]STATE OF ILCOUNTY OF COOKSubscribed and sworn to before me this 6 of May, 2022Notary Public [Signature]STATE OF ILCOUNTY OF COOKSubscribed and sworn to before me this 6 of May, 2022Notary Public [Signature]