

UNOFFICIAL COPY

Doc#: 2213306202 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/13/2022 11:35 AM Pg: 1 of 8

TRUSTEE'S DEED

Dec ID 20220501607572

ST/CO Stamp 1-380-388-752 ST Tax \$3,756.00 CO Tax \$1,878.00

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 ~~Chicago~~ 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.

8002388660 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:

08-26-400-006-0000 (Affects part of Parcel 1)

08-26-401-015-0000 (Affects part of Parcel 1)

ADDRESS OF REAL ESTATE: 2450 East Higgins Road, Elk Grove Village, IL 60007

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

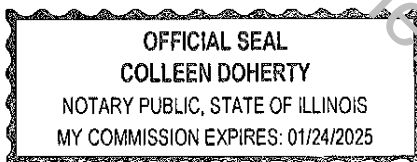
226NWS47470PL

city limits of
Elk Grove Village
and requires no stamps

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Dated May 4, 2022.Mark Kowalski
Mark Kowalski, Co-TrusteeThomas Kowalski
Thomas Kowalski, Co-TrusteeCarol Powell
Carol Powell, Co-TrusteeLori Allred
Lori Allred, Co-TrusteeSTATE 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 2345~~ E. Higgins Rd
Elk Grove Village, IL 60007

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

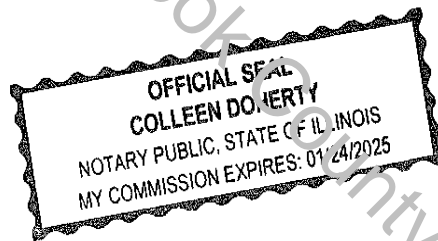
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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

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



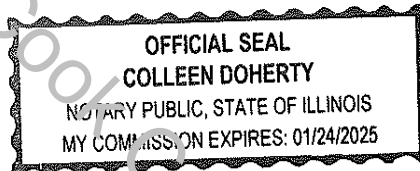
UNOFFICIAL COPY

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 **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

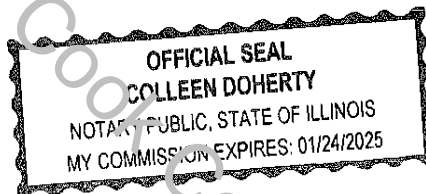
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STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS

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 1:

PARCEL 1:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 11, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 SECTION, THENCE SOUTHWESTERLY ALONG A LINE DRAWN SOUTH 18 DEGREES 30 MINUTES WEST FROM THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 SECTION TO THE CENTER LINE OF HIGGINS ROAD, THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF HIGGINS ROAD, 388 FEET, THENCE NORTHEASTERLY TO A POINT IN THE NORTH LINE OF SAID SOUTHEAST 1/4 WHICH IS 353.34 FEET EAST OF THE NORTHWEST CORNER OF EAST 1/2 OF THE SOUTHEAST 1/4 SECTION THENCE WEST ALONG THE NORTH LINE, SOUTHEAST 1/4 353.34 FEET TO POINT OF BEGINNING (EXCEPT SOUTHWESTERLY 50 FEET AS MEASURED AT RIGHT ANGLES, SOUTHWESTERLY LINE THEREOF TAKEN FOR HIGGINS ROAD,

ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER WEST 1/2 OF THE SOUTHEAST 1/4 SECTION 26, THENCE SOUTHWESTERLY ALONG A LINE DRAWN SOUTH 18 DEGREES 30 MINUTES WEST FROM THE NORTHEAST CORNER OF WEST 1/2 SOUTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 847.49 FEET TO ITS INTERSECTION WITH A LINE DRAWN 801.55 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4 THENCE EAST ALONG LAST DESCRIBED PARALLEL LINE A DISTANCE OF 353.34 FEET TO A POINT WHICH IS 1239.37 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST 1/4 AS MEASURED ALONG AFORESAID PARALLEL LINE, THENCE NORTHEASTERLY ALONG A LINE TO A POINT IN THE NORTH LINE OF SD SOUTHEAST 1/4 WHICH IS 353.34 FEET EAST OF THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 SAID SECTION, AS MEASURED ALONG SAID NORTH LINE, THENCE WEST ALONG SAID NORTH LINE, SOUTHEAST 1/4, 353.34 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

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PLAT ACT AFFIDAVIT

STATE OF IL

Escrow No.: 22GNW547470PK

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) dated April 30, 1983, 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 and 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, being duly sworn on oath, states that _____ resides at 2450 E. Higgins Rd., Elk Grove Village, IL 60007. 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 amandatory 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.

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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 Radziewicz (also known as Helen Cencula Roskie Trust) dated April 30, 1983

BY: Full Duty as attorney 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 Radziewicz dated September 24, 1970

BY: Full Duty as attorney in fact

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

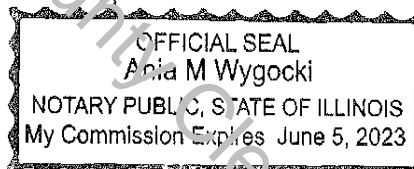
BY: Full Duty as attorney in fact

STATE OF IL

COUNTY OF Cook

Subscribed and sworn to before me this 6 of May, 2009

Notary Public

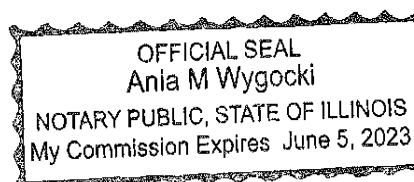


STATE OF _____

COUNTY OF _____

Subscribed and sworn to before me this 6 of May, 2009

Notary Public



STATE OF IL

COUNTY OF Cook

Subscribed and sworn to before me this 6 of May, 2009

Notary Public

