

UNOFFICIAL COPY

TRUSTEE'S DEED
(ILLINOIS)



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1 of 1

229ND 364110EL

Doc#: 2227801202 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/05/2022 02:14 PM Pg: 1 of 3

Dec ID 20220901650109
ST/CO Stamp 1-256-074-832 ST Tax \$500.00 CO Tax \$250.00

THE GRANTORS, BON GUL KOO AND CHOON GU KOO, AS CO-TRUSTEES OF BON GUL KOO TRUST AND CHOON GU KOO TRUST, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, convey to Keith Kehl and Melissa Kehl ~~all~~ interest in the following described real estate commonly known as 30 W 711 Irving Park Rd., Elgin, IL 60120, and legally known as:

** as joint tenants with right of survivorship of ELGIN, ILLINOIS*
LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO:

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.

Permanent Real Estate Index Number(s): 06-21-102-008-0000

Dated this 28th day of September, 2022.



Bon Gul Koo, as Co-Trustee of Bon Gul Koo Trust and
Choon Gu Koo Trust



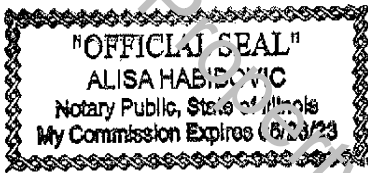
Choon Gu Koo, as Co-Trustee of Bon Gul Koo Trust and
Choon Gu Koo Trust

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Bon Gul Koo, as Co-Trustee of Bon Gul Koo Trust and Choon Gu Koo Trust personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this ³⁰~~28~~th day of September, 2022.



Notary Public *[Signature]*

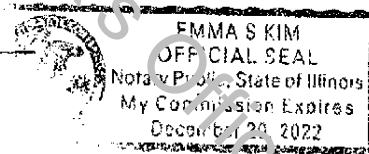
STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Choon Gu Koo, as Co-Trustee of Bon Gul Koo Trust and Choon Gu Koo Trust personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 28th day of September, 2022.

Notary Public *[Signature]*



THIS INSTRUMENT PREPARED BY
Law Offices of CK & Associates, LLC
8930 Waukegan Rd., Ste. 210
Morton Grove, IL 60053

MAIL TO:
Karrsten Goettel
Ariano Hardy Ritt Nyuli Richmond Lytel & Goettel
2000 McDonald Rd, Ste 200
South Elgin, IL 60177

SEND SUBSEQUENT TAX BILLS TO:
Keith Kehl and Melissa Kehl
~~30 W 711 Irving Park Rd.~~ 40W745 Stoneridge CT
Elgin, IL 60120

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EXHIBIT A LEGAL DESCRIPTION

PART OF SECTIONS 20 AND 21, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH EAST CORNER OF THE WEST HALF OF THE NORTH WEST QUARTER OF SAID SECTION 21; THENCE SOUTH ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTH WEST QUARTER 574.2 FEET THENCE SOUTH 70 DEGREES 30 MINUTES EAST, 56.1 FEET; THENCE SOUTH 55 DEGREES 00 MINUTES WEST, 698.3 FEET; THENCE SOUTH 85 DEGREES 30 MINUTES WEST, 1056 FEET TO THE CENTER LINE OF THE OLD CHICAGO ELGIN ROAD; THENCE SOUTH EASTERLY ALONG SAID CENTER LINE, 1012.8 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 31 DEGREES 35 MINUTES WEST, 1009.37 FEET; THENCE SOUTH 48 DEGREES 02 MINUTES EAST, 446.15 FEET; THENCE NORTH 41 DEGREES 58 MINUTES EAST, 507.3 FEET; THENCE NORTH 42 DEGREES 02 MINUTES EAST, 506 FEET TO THE CENTER LINE OF IRVING PARK BOULEVARD; THENCE NORTH WESTERLY ALONG SAID CENTER LINE 628.67 FEET TO THE PLACE OF BEGINNING, AND BEING SITUATED IN HANOVER TOWNSHIP, COOK COUNTY, ILLINOIS.

*This Property is UNINCORPORATED AND DOES
NOT require a REGISTER Stamp*

Property of Cook County Clerk's Office