

# UNOFFICIAL COPY

Doc# 2228628212 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/13/2022 03:05 PM Pg: 1 of 4

Dec ID 20221001657697  
ST/CO Stamp 0-103-382-608 ST Tax \$625.00 CO Tax \$312.50

#85294

## TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 5th day of **October, 2022**, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as successor trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 24th day of **December, 1986**, and known as Trust Number **52290T**, party of the first part, and **Algonquin Trails, LLC** party of the second part.

whose address is:  
555 W. Carboy Road  
Mount Prospect, IL 60056

**WITNESSETH**, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Permanent Tax Number: 08-15-400-051-0000

Address - 2082 W. Algonquin Rd. Mt Prospect IL 60056

together with the tenements and appurtenances thereunto belonging.

*THIS PROPERTY IS BEING SOLD IN AS IS CONDITION*  
TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof 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 the lien of every trust deed 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.

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



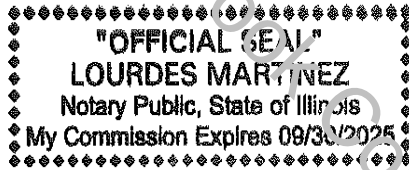
**CHICAGO TITLE LAND TRUST COMPANY,**  
as successor trustee as aforesaid

By: *Patricia L. Martinez*  
Patricia L. Martinez  
Assistant Vice President

State of Illinois )  
                                  ) SS  
County of Cook )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 5th day of October, 2022.



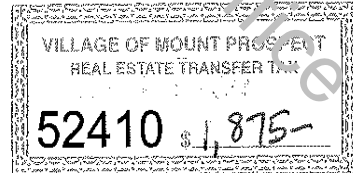
*Lourdes Martinez*  
NOTARY PUBLIC

PROPERTY ADDRESS:  
2082 W. Algonquin Road  
Mount Prospect, IL 60056

This instrument was prepared by:  
Patricia L. Martinez  
**CHICAGO TITLE LAND TRUST COMPANY**  
10 South LaSalle Street  
Suite 2750  
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME Guzaldo Law  
ADDRESS 6650 N Northwest Hwy  
CITY, STATE Chicago IL 60631



SEND TAX BILLS TO:

NAME Algonquin Trails LLC  
ADDRESS 555 Carbay  
CITY, STATE Mount Prospect, IL  
60056

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## EXHIBIT "A"

### LEGAL DESCRIPTION

PARCEL 1; THAT PART OF LOT 2 IN EDWARD BUSSE'S DIVISION, DESCRIBED AS FOLLOWS, COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 434.20 FEET (MEASURED ALONG A LINE PARALLEL WITH THE NORTH LINE) OF LOT 2 WITH THE NORTHEASTERLY LINE OF ALGONQUIN ROAD AS PER DOCUMENT 2729893; THENCE NORTH 0 DEGREES 00 MINUTES 51 SECONDS EAST 395.88 FEET TO A POINT 1049.27 FEET SOUTH OF THE NORTH LINE OF LOT 2; THENCE NORTH 89 DEGREES 59 MINUTES 09 SECONDS WEST 148.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 09 SECONDS WEST 56.30 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST 205.10 FEET OF THE WEST 434.00 FEET OF SAID LOT 2; THENCE SOUTH 0 DEGREES 00 MINUTES 51 SECONDS WEST 193.05 FEET ALONG SAID WEST LINE TO THE POINT OF INTERSECTION WITH A LINE DRAWN PERPENDICULARLY TO THE AFORESAID EAST LINE OF THE WEST 434.20 FEET THROUGH A POINT 1242.32 FEET (MEASURED ALONG SAID EAST LINE) SOUTH OF THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 59 MINUTES 09 SECONDS EAST 63.00 FEET ALONG SAID PERPENDICULAR LINE; THENCE NORTH 0 DEGREES 00 MINUTES 51 SECONDS EAST 110.30 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 09 SECONDS WEST 6.70 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 51 SECONDS EAST 82.75 FEET TO THE PLACE OF BEGINNING IN EDWARD BUSSE'S DIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 15, AND THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON DECEMBER 17, 1919 AS DOCUMENT 6696216, IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FILED NOVEMBER 30, 1973 AS DOCUMENT LR2729894 FOR THE PURPOSES OF PASSAGE USE AND ENJOYMENT, INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS

P.I.N. 08-15-400-051-0000

C/K/A 2082 W ALGONQUIN ROAD, MOUNT PROSPECT, IL 60056

# UNOFFICIAL COPY

*Cook*

TO BE FILED WITH THE ~~LASALLE~~ COUNTY RECORDER OF DEEDS  
AFFIDAVIT FOR PURPOSE OF ILLINOIS PLAT ACT REQUIREMENTS  
THIS IS A LEGAL DOCUMENT - PLEASE CONSULT YOUR ATTORNEY  
(Zoning & Subdivision Ordinances May Also Apply)

PARCEL NUMBER: 08-15-400-051-0000

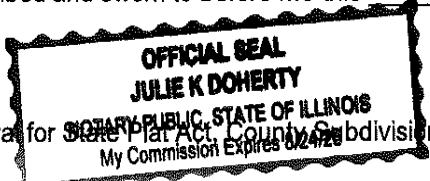
I, Tony Demas Grantor, Grantor's Attorney or Grantor's Authorized Representative in a deed transferring interest in the real estate described in the accompanying deed, being duly sworn on oath, state this transfer IS EXEMPT FROM THE ILLINOIS PLAT ACT (765 ILCS 205) BECAUSE OF THE FOLLOWING:

- 1. NOT A DIVISION OF LAND - PARCEL BOUNDARIES REMAIN UNCHANGED (The Recorder will proceed with recording the deed. Please sign and have notarized)
- 2. A DIVISION OF LAND THAT MEETS ONE OF THE FOLLOWING EXCEPTIONS (If marking this box, also select the applicable subsection A - J below and sign and have notarized.)
  - A. The divisions or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
  - B. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
  - C. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
  - D. The conveyance of parcels of land or interest 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.
  - E. 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.
  - F. Conveyances made to correct descriptions in prior conveyances.
  - G. The sale or exchange of parcels or tracts of land following the division into no more than 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.
  - H. The sale of a single lot of less than 5 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.
  - I. The preparation of a plat for wind energy devised under section 10-620 of the Property Tax Code.
  - J. Division meets criteria for agricultural exemption

I swear to the best of my knowledge that the statements contained herein are true and correct. Grantor/Grantor's Attorney further states that this affidavit for the purpose of indicating to THE RECORDER OF DEEDS OF LASALLE COUNTY, ILLINOIS, that the conveyance by the attached instrument is within, and in compliance with, the provisions of the Illinois Plat Act.

Printed Name: Tony Demas Signature: \_\_\_\_\_ Date: 10/12/22

Subscribed and sworn to before me this 12 day of Oct, 2022.



\_\_\_\_\_  
Notary Public

Approved for State Plat Act, County Subdivision and Zoning Code Purposes: