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TRUSTEE'S DEED

Doc#: 2410620459 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/15/2024 2:34 PM Pg: 1 of 4

Dec ID 20240301665997

ST/Co Stamp 0-658-374-192 ST Tax \$365.00 CO Tax \$182.50



112

Preparer File: 24GC0001185SK

THE GRANTOR John Pavlis, as Trustee of the John Pavlis Trust under trust agreement dated the 22nd day of April, 1999, of the City of Arlington Heights, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Malgorzata Dorota Syjud, a Single Woman, of Mount Prospect, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: general real estate taxes not due and payable; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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

Permanent Real Estate Index Number: 03-18-203-009-1034

Address of Real Estate: 601 W. Rand Rd., Unit 307
Arlington Heights, Illinois 60004

Mail to:
Malgorzata Dorota Syjud
601 W. Rand Rd., Unit 307
Arlington Heights, Illinois 60004

Name and Address of Taxpayer:
Malgorzata Dorota Syjud
601 W. Rand Rd., Unit 307
Arlington Heights, Illinois 60004

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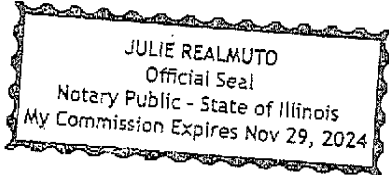
Dated this 31st day of January, 2024

X John Pavlis
John Pavlis, as Trustee of the John Pavlis Trust under trust agreement dated the 22nd day of April, 1999

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John Pavlis, as Trustee of the John Pavlis Trust under trust agreement dated the 22nd day of April, 1999, 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 acknowledged that they signed, sealed and delivered the said 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 official seal this 31st day of January, 2024



Julie Realmuto
Notary Public

Prepared by:
Shameen Thakrar, esq
Thakrar & Associates, PC
1001 Green Bay Road, Suite 234
Winnetka, IL 60093

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 24GCO001185SK

For APN/Parcel ID(s): 03-18-203-009-1034

UNIT NUMBER 307 IN THE FOUNTAINS OF ARLINGTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL A:

THAT PART OF THE NORTHEASTERLY 300 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTHEASTERLY LINE THEREOF OF THAT PART OF THE EAST 673.83 FEET, AS MEASURED ON THE SOUTH LINE THEREOF OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF RAND ROAD BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 673.83 FEET AS AFORESAID, WITH THE SOUTHWESTERLY LINE OF RAND ROAD; THENCE SOUTH ALONG THE WEST LINE OF THE EAST 673.83 FEET AS AFORESAID, 403.28 FEET TO THE INTERSECTION OF SAID WEST LINE WITH SAID LINE 300.00 FEET SOUTHWESTERLY MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE SOUTHWESTERLY LINE OF RAND ROAD; THENCE SOUTHEASTERLY ALONG SAID LINE 300.00 FEET SOUTHWESTERLY 200.00 FEET; THENCE NORTHEASTERLY TO A POINT ON THE SOUTHEASTERLY LINE OF RAND ROAD WHICH IS 400.00 FEET SOUTHEASTERLY AS MEASURED ALONG THE SOUTHWESTERLY LINE OF SAID ROAD, OF THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF RAND ROAD, 400.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL B:

THAT PART OF THE NORTHEASTERLY 300.0 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTHEASTERLY LINE THEREOF OF THAT PART OF THE EAST 673.83 FEET AS MEASURED ON THE SOUTH LINE THEREOF OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF RAND ROAD BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF RAND ROAD WHICH IS 200.0 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE OF RAND ROAD WITH THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18, THENCE SOUTHWESTERLY 303.29 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID NORTHEASTERLY 300.0 FEET WHICH IS 425.0 FEET NORTHWESTERLY AS MEASURED ALONG SAID SOUTHWESTERLY LINE OF THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID NORTHEASTERLY 300.0 FEET WITH THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID NORTHEASTERLY 300.0 FEET, 280.80 FEET TO A POINT ON SAID LINE WHICH IS 200.00 FEET SOUTHEASTERLY, AS MEASURED ALONG SAID SOUTHWESTERLY LINE OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE WEST LINE OF THE EAST 673.83 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE

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LEGAL DESCRIPTION

(continued)

NORTHEASTERLY 307.95 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF RAND ROAD WHICH IS 400.0 FEET SOUTHEASTERLY AS MEASURED ALONG SAID SOUTHWESTERLY LINE OF THE INTERSECTION OF THE SOUTHWESTERLY LINE OF RAND ROAD WITH THE WEST LINE OF THE EAST 673.83 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF RAND ROAD, 305.80 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL C:

THAT PART OF THE NORTHEASTERLY 300.0 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTHEASTERLY LINE THEREOF OF THAT PART OF THE EAST 673.83 FEET AS MEASURED ON THE SOUTH LINE THEREOF OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF RAND ROAD BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18 WITH THE SOUTHWESTERLY LINE OF RAND ROAD; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF RAND ROAD, 200.0 FEET; THENCE SOUTHWESTERLY 303.29 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID NORTHEASTERLY 300.0 FEET WHICH IS 425.0 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE EAST LINE OF THE WEST 1/2 OF NORTHEAST 1/4 OF SAID SECTION 18; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID NORTHEASTERLY 300.0 FEET, 425.0 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE NORTH ALONG SAID EAST LINE, 403.28 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0513219051; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF INDOOR PARKING SPACE 37 AND STORAGE AREA SPACE 37 AND CONCRETE BALCONY TO UNIT 307, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "D" OF THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.