

# UNOFFICIAL COPY

## TRUSTEE'S DEED (ILLINOIS)

Doc#: 2415614319 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/4/2024 1:00 PM Pg: 1 of 3

Dec ID 20240401687393

ST/Co Stamp 0-968-718-640 ST Tax \$350.00 CO Tax \$175.00

## PROPER TITLE, LLC

PT24-9866810  
1062

THE GRANTOR, Kathleen M. Woods, as Trustee of the Kathleen M. Woods Trust Agreement dated November 20, 2017, 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 GRANTEES Leo T. Poteracki and Jeannie Diane Poteracki, married to each other, of 151 East Wing Street, Unit 306, Arlington Heights, IL 60004, not as Joint Tenants or as Tenants in Common, but as Tenants by the Entirety, the following described real estate commonly known as:

Permanent Index Number(s): 03-28-406-113-0000

Property Address: 130 North Regency Drive East, Arlington Heights, IL 60004

### LEGAL DESCRIPTION ATTACHED

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 TO:** Covenants, conditions and restrictions of record, utility easements and, general taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 1<sup>st</sup> day of May, 2024.

Kathleen M. Woods  
Kathleen M. Woods, as Trustee of the Kathleen M. Woods Trust Agreement dated November 20, 2017

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STATE OF IL )  
 ) SS,  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kathleen M. Woods, as Trustee of the Kathleen M. Woods Trust Agreement dated November 20, 2017, 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 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 1st day of May, 2024.



*[Signature]*  
\_\_\_\_\_  
Notary Public

THIS INSTRUMENT PREPARED BY  
Justin L. Jay, Drost, Kivlahan, McMahon & O'Connor, LLC  
11 S. Dunton Avenue  
Arlington Heights, IL 60005

MAIL TO:  
Robbins DiMonte, Ltd.  
216 West Higgins Road  
Park Ridge, IL 60068

SEND SUBSEQUENT TAX BILLS TO:  
Leo Thomas Poteracki and Jeannie Diane  
Poteracki  
130 North Regency Drive East  
Arlington Heights, IL 60004

Properly Prepared  
Cook County Clerk's Office

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## Exhibit A

THAT PART OF LOT 52 IN REGENT PARK UNIT TWO (HEREINAFTER DESCRIBED) DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER OF SAID LOT 52; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 52 17.0 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG A CURVE HAVING A RADIUS OF 35 FEET, 8.37 FEET; THENCE NORTHWESTERLY 104.75 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 52, SAID POINT BEING 77.18 FEET WEST OF THE NORTH EAST CORNER OF SAID LOT 52; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 52, 77.18 FEET TO THE SAID NORTH EAST CORNER; THENCE SOUTH 90.0 FEET ALONG THE EAST LINE OF SAID LOT 52 TO THE SAID SOUTH EAST CORNER, THE PLACE OF BEGINNING, IN RECENT PARK UNIT 2, BEING A SUBDIVISION OF ALL OF THE SOUTH HALF (1/2) OF THE SOUTH EAST QUARTER (1/4) LYING EAST OF THE EAST LINE OF RECENT PARK UNIT ONE, A SUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JANUARY 16, 1964 AS DOCUMENT NUMBER 2131431, ALL IN SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RECENT PARK UNIT TWO, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JULY 29, 1964 AS DOCUMENT NUMBER 2163179.

Property of Cook County Clerk's Office