

# UNOFFICIAL COPY

## TRUSTEES DEED

Doc#: 2415924165 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/7/2024 12:06 PM Pg: 1 of 5

Dec ID 20240501615052

ST/Co Stamp 0-253-119-792 ST Tax \$1,050.00 CO Tax \$525.00

RETURN TO:

SEND TAX BILLS TO:

CATHERINE S. BASLER  
218 N. BROOKDALE LN.  
PALATINE IL 60067

LN 24028999

THE GRANTOR(S) Shannon O'Neil, as trustee of the Shannon O'Neil 2020 Living Trust dated September 3, 2020 and Arthur O'Neil, as trustee of the Shannon O'Neil 2020 Living Trust dated September 3, 2020, County of Cook, State of Illinois for and in consideration of Ten and no/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to

<sup>unmarried</sup>  
Catherine S. Basler and Hayley B. Serruya, <sup>married</sup>  
OF-3395 HAZE, PALATINE IL 60067

The following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION <sup>AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP</sup>

P.I.N.: 02-35-100-100-0000, 02-35-100-091-0000 and 02-35-100-083-0000

Address of Property: 218 North Brookdale Lane, Palatine, IL 60067

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

Dated this 30<sup>th</sup> day of May, 2024.

X Shannon O'Neil (SEAL)

Shannon O'Neil, as trustee of the Shannon O'Neil 2020 Living Trust dated September 3, 2020

X Arthur O'Neil (SEAL)

Arthur O'Neil, as trustee of the Shannon O'Neil 2020 Living Trust dated September 3, 2020

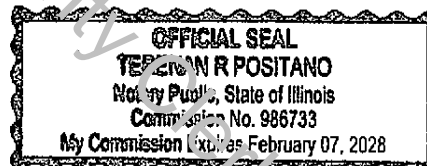
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STATE OF IL } ss.  
 County of McHenry }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Shannon O'Neil, as trustee of the Shannon O'Neil 2020 Living Trust dated September 3, 2020 and Arthur O'Neil, as trustee of the Shannon O'Neil 2020 Living Trust dated September 3, 2020**, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/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<sup>th</sup> day of May, 2024.

Terence R. Positano  
 NOTARY PUBLIC



Name and Address of Preparer:

Angelina & Herrick, P.C.  
 Michael J. Angelina  
 1895 C Rohlwing Road  
 Rolling Meadows, IL 60008  
 Phone: (847) 873-0590

AL ESTATE TRANSFER TAX



07-Jun-2024

COUNTY:	525.00
ILLINOIS:	1,050.00
TOTAL:	1,575.00

02-35-100-100-0000

| 20240501615052 | 0-253-119-792

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## PLAT ACT AFFIDAVIT

State of Illinois

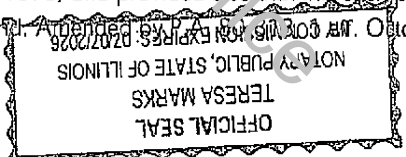
County of Cook } ss.

Shannon + Arthur O'Neil

being duly sworn on oath, states that \_\_\_\_\_ resides at 218 N. Brookdale Lane. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons: platine, in book 7

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 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 acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one 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 not involve any new streets or easements 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 purpose, 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 parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered 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. Amended by PLAT ACT of October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.



Affiant further state that \_\_\_\_\_ makes this affidavit for the purpose of inducing the Clerk's Office of Cook County Illinois, to accept the attached deed for recording.

Shannon O'Neil and Arthur O'Neil, trustees

SUBSCRIBED and SWORN to before me

this 21 day of May, 2014  
[Signature]

by Pella Fitzgerald Notary Public



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## Exhibit A

PARCEL 1: THAT PART OF LOT 53, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE CENTER OF SALT CREEK ON THE EAST LINE OF SAID LOT 53, 150.0 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 53; THENCE SOUTH 70 DEGREES 20 MINUTES WEST 180.0 FEET; THENCE SOUTH 40 DEGREES 42 MINUTES 45 SECONDS WEST 68.95 FEET; THENCE SOUTH 55 DEGREES 6 MINUTES EAST 261.50 FEET TO A POINT ON THE SAID LOT 53, WHICH IS 103.0 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 53, THENCE NORTH ALONG THE EAST LINE OF LOT 53, 262.46 FEET TO THE PLACE OF BEGINNING, IN PLUM GROVE WOODLANDS, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 AND PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 53, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 53 WHICH IS 66.0 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 32 DEGREES 43 MINUTES 30 SECONDS EAST, THE EAST AND WEST LINES OF SAID LOT BEING PARALLEL AND HAVING AN ASSUMED BEARING OF NORTH-SOUTH, 186.87 FEET FOR A PLACE OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE CONTINUING NORTH 32 DEGREES 43 MINUTES 30 SECONDS EAST, 32.50 FEET TO A POINT OF CURVE, THENCE NORTHERLY ALONG A CURVED LINE TANGENT WITH THE LAST DESCRIBED LINE, CONVEX TO THE SOUTHEAST AND HAVING A RADIUS OF 419.66 FEET, A DISTANCE OF 275.10 FEET, ARC MEASURE, TO A POINT ON THE NORTH LINE OF SAID LOT WHICH IN NORTH 85 DEGREES 10 MINUTES 00 SECONDS EAST, 36.0 FEET OF AN ANGLE POINT IN THE NORTH LINE OF SAID LOT 53; THENCE NORTH 85 DEGREES 10 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID, 176.75 FEET TO AN ANGLE POINT; THENCE NORTH 63 DEGREES 28 MINUTES 00 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 53, 117.38 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 150.0 FEET; THENCE SOUTH 70 DEGREES 20 MINUTES WEST, 180 FEET; THENCE SOUTH 40 DEGREES 42 MINUTES 28 SECONDS WEST, 68.95 FEET; THENCE SOUTH 24 DEGREES 36 MINUTES 38 SECONDS WEST, 39.58 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG A CURVED LINE, TANGENT WITH THE LAST DESCRIBED LINE, CONVEX TO THE SOUTHEAST AND HAVING A RADIUS OF 75.69 FEET, A DISTANCE OF 50.09 FEET, ARC MEASURE, TO A POINT OF TANGENT; THENCE SOUTH 62 DEGREES 31 MINUTES 32 SECONDS WEST, TANGENT WITH THE LAST DESCRIBED LINE, 50.21 FEET TO A POINT OF CURVE; THENCE WESTERLY ALONG A CURVED LINE TANGENT WITH THE LAST DESCRIBED LINE, CONVEX TO THE SOUTH AND HAVING A RADIUS OF 57.50 FEET, A DISTANCE OF 56.70 FEET, ARC MEASURE, TO THE PLACE OF BEGINNING, IN PLUM GROVE WOODLANDS, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 AND PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 3: THAT PART OF THE TRACT DESCRIBED AS "THAT PART OF THE SOUTH 11.23 CHAINS OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF A TRACT CONVEYED TO HENRY HARTUNG BY DEED RECORDED SEPTEMBER 30, 1863 AS DOCUMENT NUMBER 71075; THENCE SOUTH 538 FEET TO A POINT 216.48 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE WEST 201.30 FEET; THENCE NORTH 538 FEET; THENCE EAST 201.30 FEET TO THE PLACE OF BEGINNING," WHICH LIES SOUTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT A POINT ON THE WEST LINE OF SAID TRACT 148.98 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 51 DEGREES 42 MINUTES 40 SECONDS, AS MEASURED FROM WEST TO NORTHEAST, WITH THE WEST LINE OF SAID TRACT, 60.33 FEET; THENCE NORTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 11 DEGREES 43 MINUTES 55 SECONDS, AS MEASURED FROM NORTHEAST TO EAST WITH A PROLONGATION OF THE LAST-DESCRIBED LINE, 53.50 FEET; THENCE SOUTHEAST ALONG A LINE WHICH FORMS AN ANGLE OF 31 DEGREES 00 MINUTES 40 SECONDS AS MEASURED FROM NORTHEAST TO SOUTHEAST WITH A PROLONGATION OF THE LAST-DESCRIBED LINE, 50.80 FEET, THENCE SOUTHEAST ALONG A LINE FORMING AN ANGLE OF 17 DEGREES 7 MINUTES 20 SECONDS EAST, AS MEASURED FROM EAST TO SOUTHEAST WITH A PROLONGATION OF THE LAST DESCRIBED LAND, 59.63 FEET TO A POINT ON THE EAST LINE OF SAID TRACT, 185 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, IN COOK COUNTY, ILLINOIS.

PIN: 02-35-100-083-0000, 02-35-100-091-0000, 02-35-100-100-0000

For Informational Purposes only: 218 North Brookdale Lane, Palatine, IL 60067