

97342407

THIS INDENTURE, made this

11th day of April, 1997

between Robert J. LeFevre as Trustee under

Declaration of Trust of Robert J. LeFevre dated

7/31/95 and Margaret A. LeFevre as Trustee under

Declaration of Trust of Margaret A. LeFevre dated

7/31/95 each as to an undivided 1/2 interest,

grantor(s), and Selina Chang, unmarried and Wen Hsiu Chang, married

grantee(s), not as tenants in common but as joint tenants

. DEPT-01 RECORDING \$27.50
. T40009 TRAN 8586 05/15/97 09:29:00
. 44044 : SK # -97-342407
. COOK COUNTY RECORDER

=== For Recorder's Use ===

WITNESSETH, That grantor(s), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantor(s) as said trustee(s) and of every other power and authority the grantor(s) hereto enabling, do(es) hereby convey and warrant unto the grantee(s), in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

REAL ATTORNEY SERVICES # 475217 63

See Legal Description Attached.

Permanent Index No:
02-15-112-020

Address: 753 North Walden,, Palatine, Illinois 60067

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

IN WITNESS WHEREOF, the grantor(s), as trustee(s) as aforesaid, does hereunto set their hand(s) and seal(s) the day and year first above written.

Robert J. LeFevre (SEAL)
as Trustee as aforesaid

Margaret A. LeFevre (SEAL)
as Trustee as aforesaid

State of Illinois)
County of Cook) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert J. LeFevre as Trustee under Declaration of Trust of Robert J. LeFevre dated 7/31/95 and Margaret A. LeFevre as Trustee under Declaration of Trust of Margaret A. LeFevre dated 7/31/95 each as to an undivided 1/2 interest,

97342407

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

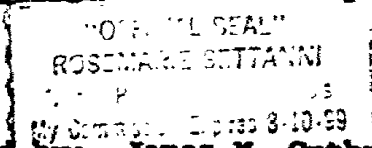
personally known to me to be the same person(s), whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act as such trustee(s), for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of

April, 1998.

Rosemarie Bettanni
Notary Public

My commission expires: 8-10-99



This instrument was prepared by: James M. Guthrie, Attorney At Law,
105 S. Roselle Road, Schaumburg, IL 60193 (847) 524-1215

MAIL TO:

JAMES M. GUTHRIE
105 S. Roselle Rd.
Schaumburg, IL 60193

SEND SUBSEQUENT TAX BILLS TO:

SELINA CHANG
753 North Walden
Palatine IL 60067

LEGAL DESCRIPTION:

Parcel 1:

That portion of Lot 2 in Timberlake Estates, being a Subdivision of the northwest quarter of Section 15, Township 42 North, Range 10 East of the Third Principal Meridian, in the Village of Palatine, in Cook County, Illinois, described as follows:

Commencing at the northwest corner of said Lot 2; thence south 00 degrees 00 minutes 00 seconds east 85.48 feet along the west line of said Lot 2 for the point of beginning; thence north 90 degrees 00 minutes 00 seconds east 0.97 feet to an exterior corner of a brick and frame building; thence north 90 degrees 00 minutes 00 seconds east 1.04 feet along the exterior surface of said building to an exterior corner thereof; thence north 00 degrees 00 minutes 00 seconds east 0.45 feet to the centerline of a party wall common to unit number 753 and 757; thence north 90 degrees 00 minutes 00 seconds east 55.99 feet along the centerline of said party wall; thence south 00 degrees 00 minutes 00 seconds east 0.45 feet to an exterior corner of said building; thence north 90 degrees 00 minutes 00 seconds east 3.00 feet along the exterior surface of said building and the prolongation thereof to the east line of Lot 2; thence south 00 degrees 00 minutes 00 second east 27.49 feet along said east line of Lot 2; thence north 90 degrees 00 minutes 00 seconds west; 61.00 feet on a line that passes through the centerline of a party wall being common to unit number 753 and 749 and its prolongation thereof to the west line of Lot 2; thence north 00 degrees 00 minutes 00 seconds east 27.49 feet along said west line to the point of beginning, in Cook County, Illinois.

97342407

UNOFFICIAL COPY

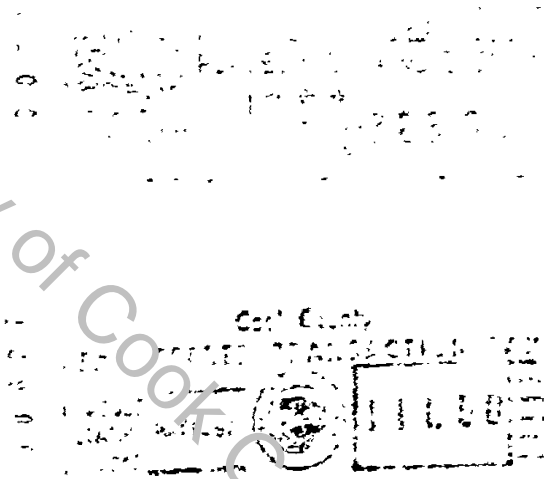
Property of Cook County Clerk's Office

UNOFFICIAL COPY

Parcel II.

A non-exclusive easement for ingress and egress as set forth in Declaration of Covenants, Conditions, Restrictions, Easements and Homeowner's Association recorded May 2, 1990 as Document Number 90201697.

Property of Cook County Clerk's Office



973422A07

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

AFFIDAVIT - PLAT ACT

STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS

Robert J. LeFevre & Margaret A. LeFevre, being duly sworn on oath, state that they reside at 753 N. Walden Drive, Palatine, IL 60067. That the attached deed is not in violation of the 765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 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 is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interest therein for use as a right-of-way for railroads or other public utility facilities which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is 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. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sales, prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

97342407

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

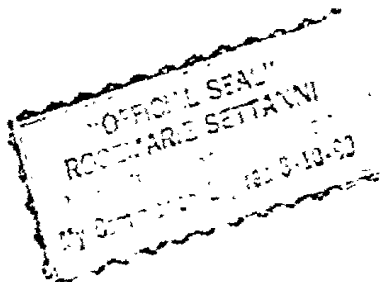
AFFIANTS, Robert J. LeFevre & Margaret A. LeFevre, further state that they make this affidavit for the purpose of inducing the Recorder of Deeds of DeKalb County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

Robert J. LeFevre
 Robert J. LeFevre

Margaret A. LeFevre
 Margaret A. LeFevre

Subscribed and sworn
 to before me this 11th
 day of March, 1997.

Sumner Settanvi
 Notary Public



K.O. Johnson
 IL Attorney No: 6237386
 901 N. First Street
 DeKalb, IL 60115
 (815) 756-4529

UNOFFICIAL COPY

Property of Cook County Clerk's Office

11/11/2011 10:11:11 AM