



2016K023269
SANDY WEGMAN
RECORDER - KANE COUNTY, IL

RECORDED: 5/16/2016 09:06 AM
REC FEE: 49.00 RHSPS FEE: 9.00
PAGES: 5

Sandy Wegman
Kane County Recorder
719 S Batavia Ave, Bldg C
Geneva, IL 60134

Recording Cover Page

This page added for the purposes of affixing Recording Information


Deed _____

Other Notice of Probate _____

UCC

Plat

Remarks:

Return to: Gary G. Piccony 

1700 N. Farnsworth Ave, Ste. 28

Aurora IL 60505

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IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT
KANE COUNTY, ILLINOIS

IN THE MATTER OF THE ESTATE OF (DECEDENT):

Name: Paul W. Soderstrom
Address 451 Pine Street
City, State,
Zip: Batavia, IL 60510
Date and Place of Death: October 18, 2012, Geneva, IL

**NOTICE OF PROBATE
RELEASE OF INTEREST IN REAL ESTATE**

The Decedent's estate includes the following real estate that has not been sold or conveyed by the Representative during administration:

Decedent, Paul W. Soderstrom, 451 Pine Street, Batavia, IL 60510 who died on October 18, 2012, owned the following described real estate at the time of death:

The real estate commonly known as: 115 West Indian Trail, Aurora, IL 60506 (Legally described on Exhibit A).

The undersigned was appointed Independent Representative of the decedent's estate on November 14, 2012 by the Circuit Court of Kane County, Case No. 2012 P 600, Probate Division, and is acting as such.

Title to real estate passed at decedent's death to the following beneficiaries of the estate:

Name	Address	Share
<u>Karna Sandri</u>	<u>1223 Violet Street, Batavia, IL 60510</u>	<u>100%</u>

*The Independent Representative of the estate, Gary G. Piccony, releases the Estate's interest in the real estate and confirms the title of the above-beneficiaries pursuant to 755 ILCS 5/28-10(a) of the Illinois Probate Act 755 ILCS 5/28-10.

Dated: May 11, 2016

[Signature]
Representative

This instrument prepared by: Gary G. Piccony

MAIL TO: Attorney Gary Piccony
1700 N. Farnsworth Avenue, Suite 28
Aurora, IL 60505

Signed and sworn before me this 11th day of May, 2016



[Signature]
Notary Public

Exhibit A

Legal Description

Parcel 1

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 11.04 CHAINS; THENCE NORTH 67° 15' EAST TO THE CENTER LINE OF THE HIGHWAY; THENCE SOUTH 22° 45' EAST ALONG SAID CENTER LINE 799.6 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID CENTER LINE 283.5 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHEASTERLY 114.83 FEET TO THE NORTHWEST CORNER OF PREMISES CONVEYED TO AURORA TOWNSHIP ROAD DISTRICT BY DEED DATED AUGUST 6, 1963 AND RECORDED FEBRUARY 26, 1964 IN BOOK 2220, PAGE 75 AS DOCUMENT 1018320; THENCE NORTH 78° 30' 56" EAST ALONG THE NORTHERLY LINE OF SAID PREMISES 128.85 FEET; THENCE NORTH 85° 10' 58" EAST 100.01 FEET; THENCE SOUTH 83° 23' 54" EAST 50.56 FEET; THENCE NORTH 53° 47' EAST TO THE CENTER LINE OF FOX RIVER; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID FOX RIVER TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTHERLY LINE OF LOT 13 IN BLOCK 2 OF THE GEORGE ACRES, AURORA, EXTENDED EASTERLY; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE EXTENDED AND SAID SOUTHERLY LINE TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE SOUTHEASTERLY 491.20 FEET TO THE POINT OF BEGINNING (EXCEPTING THAT PART EAST OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY) IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

Permanent Index Number: 15-10-352-043

Property Address: 115 W. Indian Trail, Aurora, IL 60506

Parcel II

EASEMENT FOR INGRESS AND EGRESS OVER PART OF LOT 13 OF GEORGE ACRES: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHERLY 140.00 FEET, MEASURED ALONG THE WESTERLY LINE OF LOT 13 IN BLOCK 2 OF GEORGE ACRES; THENCE NORTH 67 DEGREES 5 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHERLY 140.00 FEET, 33.18 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 7 DEGREE 38 MINUTES 57 SECONDS EAST 52.32 FEET; THENCE SOUTH 22 DEGREES 50 MINUTES 46 SECONDS EAST, TO THE SOUTH LINE OF SAID LOT 13, 88.76 FEET; THENCE NORTH 67 DEGREES 15 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE, 24.00 FEET; THENCE NORTH 22 DEGREES 50 MINUTES 46 SECONDS WEST 88.80 FEET; THENCE NORTH 7 DEGREES 38 MINUTES 16 SECONDS WEST, TO THE NORTH LINE OF SAID 140.00 FEET, 52.78 FEET; THENCE SOUTH 67 DEGREES 15 MINUTES 00 SECONDS WEST 24.00 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

Permanent Index Number: 15-10-352-032

Property Address: 1267 N. Lake Street, Aurora, IL 60506

Parcel III

LEGAL DESCRIPTION FOR ACCESS EASEMENT IN THROUGH MARUTI
SUBDIVISION:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF LOT 12 AND A
LINE 40 FOOT NORMALLY DISTANT FROM THE CENTER LINE OF LAKE STREET;
THENCE NORTH 67 DEGREES 15 MINUTES EAST 235.50 FEET; THENCE SOUTH 22
DEGREES 45 MINUTES EAST 32.33 FEET; THENCE SOUTH 67 DEGREES 15 MINUTES
WEST 235.50 FEET; THENCE NORTH 22 DEGREES 45 MINUTES WEST 32.33 FEET TO
THE POINT OF BEGINNING.

Permanent Index Number: 15-10-352-044

Property Address: 1271 N. Lake St., Aurora, IL 60506

LEGAL DESCRIPTION FOR ACCESS EASEMENT IN CITY OF AURORA PARCEL:

COMMENCING AT POINT 275.5 FEET EASTERLY OF THE CENTER LINE OF LAKE
STREET AS MEASURED ALONG THE NORTHERLY LINE OF LOT 12; THENCE NORTH
67 DEGREES 15 MINUTES EAST 70.11 FEET; THENCE SOUTH 22 DEGREES 45
MINUTES EAST 249.96 FEET; THENCE SOUTH 67 DEGREES 15 MINUTES WEST 24
FEET; THENCE NORTH 22 DEGREES 45 MINUTES WEST 217.63 FEET.; THENCE
SOUTH 67 DEGREES 15 MINUTES WEST 46.11 FEET; THENCE NORTH 22 DEGREES 45
MINUTES WEST 32.33 FEET TO THE POINT OF BEGINNING.

Permanent Index Number: 15-10-352-035

Property Address: 1275 N. Lake St., Aurora, IL 60506

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2016K023270
SANDY WEGMAN
RECORDER - KANE COUNTY, IL

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PAGES: 6

PREPARED BY:

Gary Piccony
1700 N. Farnsworth Avenue, Suite 28
Aurora, IL 60505

MAIL TAX BILL TO:

Karna Sandri
1223 Violet Street
Batavia, IL 60510

MAIL RECORDED DEED TO:

Gary Piccony
1700 N. Farnsworth Avenue, Suite 28
Aurora, IL 60505

WARRANTY DEED
Statutory (Illinois)

THE GRANTOR, Karna Sandri, a married woman, of 1223 Violet Street, Batavia, IL 60510 for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Sandri Properties, LLC, an Illinois Limited Liability Company, the following described real estate to wit:

See Attached Exhibit A

situated in the City of Aurora, County of KANE, State of Illinois.

Subject to: General real estate taxes for 2014 and subsequent years, and all building lines, zoning laws, easements, covenants, conditions and restrictions of record, if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois. The subject property is not homestead to the Grantor.

Exempt under the provisions of Paragraph (e), 35 ILCS 200/31-45, Property Tax Code

Gary Piccony, Atty 5/14/16

Common Address: 115 West Indian Trail, Aurora, IL 60506

Permanent Property Tax Identification Number: 15-10-352-043

Dated this 11 day of May, 2016.

TO HAVE AND TO HOLD said premises.

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STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Karna Sandri, personally known to me to be the same person(s) whose name(s) is/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, 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 11th day of May, 2016

Notary Public



My commission expires: _____

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Legal Description

Parcel I

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 11.04 CHAINS; THENCE NORTH 67° 15' EAST TO THE CENTER LINE OF THE HIGHWAY; THENCE SOUTH 22° 45' EAST ALONG SAID CENTER LINE 799.6 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID CENTER LINE 283.5 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHEASTERLY 114.83 FEET TO THE NORTHWEST CORNER OF PREMISES CONVEYED TO AURORA TOWNSHIP ROAD DISTRICT BY DEED DATED AUGUST 6, 1963 AND RECORDED FEBRUARY 26, 1964 IN BOOK 2220, PAGE 75 AS DOCUMENT 1018320; THENCE NORTH 78° 20' 56" EAST ALONG THE NORTHERLY LINE OF SAID PREMISES 128.85 FEET; THENCE NORTH 85° 10' 58" EAST 100.01 FEET; THENCE SOUTH 38° 23' 54" EAST 50.56 FEET; THENCE NORTH 58° 47' EAST TO THE CENTER LINE OF FOX RIVER; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID FOX RIVER TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTHERLY LINE OF LOT 13 IN BLOCK 2 OF THE GEORGE ACRES, AURORA, EXTENDED EASTERLY; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE EXTENDED AND SAID SOUTHERLY LINE TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE SOUTHEASTERLY 491.20 FEET TO THE POINT OF BEGINNING (EXCEPTING THAT PART EAST OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY) IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

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