

UNOFFICIAL COPY

TRUSTEE'S DEED

RECORDER'S USE ONLY



Doc#: 0422217210  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 08/09/2004 09:48 AM Pg: 1 of 4

The Grantor(s), **MARGARET A. MARRO**, Trustee(s) under the provisions of a Trust dated the 2nd day of October, 2000, and known as **MARGARET S. PEDERSEN SPECIAL NEEDS TRUST**, for the consideration of Ten and No/100 dollars, and other good and valuable considerations in hand paid, conveys and warrants unto said Grantee(s) **BARRETT X PEDERSEN**, of 9757 Schiller Blvd., Franklin Park, Illinois 60131, and to all and every successor or successors in trust under the declaration of trust, of the following described real estate in Cook County, Illinois, to wit:

**LEGAL DESCRIPTION:** "SEE ATTACHED LEGAL DESCRIPTION"

P.I.N. 12-29-205-041-1071; 12-29-205-041-1121 Commonly known as 10515 W. Grand Avenue, Unit 406, Franklin Park, IL 60131  
12-29-205-041-1139  
together with the tenements and appurtenances thereunto belonging.

**P.N.T.N.**

4UN

5-11-04  
Exempt from review under Franklin Park  
document requirements pursuant to  
Paragraph A (1) Section 7-108-4 of the  
Franklin Park Village Code. *BE*



**TO HAVE AND TO HOLD** unto said Grantee(s), and to the proper use, benefit and behoof forever of said Grantee(s) of said premises, forever.

**SUBJECT TO:** Any covenants, conditions and restrictions of record; private public and utility easements; roads and highways; party wall rights and agreements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general taxes for the year 2002 and subsequent years.

THIS DEED IS EXECUTED by Grantor(s), as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested by the terms of said Deed or Deed in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

IN WITNESS WHEREOF, said Grantor(s) has caused his name to be signed to these presents and attested this 6th day of May, 2004.

**P.N.T.N.**

*Margaret A. Marro*  
\_\_\_\_\_  
**MARGARET A. MARRO, Trustee**

Property is in Franklin Park, IL; however, has the mailing address of 10515 W. Grand Avenue, Unit 406 Northlake, IL 60164

308

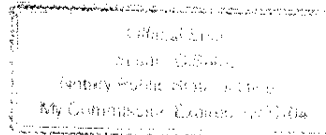
(OVER)

**UNOFFICIAL COPY**

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 **MARGARET A. MARRO, as Trustee of the MARGARET S. PEDERSEN SPECIAL NEEDS TRUST, a.L.L.C.** **October 2, 2000**, 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 said instrument as his/her/their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal  
this 6th day of May, 2004.



*Gregory F. Pedersen*  
Notary Public

**PREPARED BY:**

Barrett F. Pedersen  
9701 W. Grand Avenue  
Franklin Park, IL 60131  
847/455-9444

**RETURN TO:**

Barrett F. Pedersen  
9701 W. Grand Avenue  
Franklin Park, IL 60131  
Northlake, IL 60164

**PROPERTY ADDRESS:**

10515 W. Grand Avenue, Unit 406  
Franklin Park, IL 60131

**MAILING ADDRESS:**

10515 W. Grand Ave, #406  
Northlake, IL 60164

**SEND SUBSEQUENT TAX BILLS TO:**

Barrett F. Pedersen  
10515 W. Grand Avenue, Unit 406  
Franklin Park, IL 60131  
Northlake, IL 60164

**REAL ESTATE TRANSFER EXEMPTION**

THE TRANSFER OF THIS PROPERTY IS EXEMPT UNDER  
THE REAL ESTATE TRANSFER ACT, SEC. 4, PARA. E,  
AND COOK COUNTY ORDINANCE #05104 PARA. C

DATED: This 6th day of May, 2004.

SIGNATURE \_\_\_\_\_

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

TAX ID #: 12-29-205-041-1071, 12-29-205-041-1121 & 12-29-205-041-1139

UNITS 406, GARAGE SPACE 19 AND LOCKER UNIT 24 IN GRAND TOWERS PLAZA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN FRANKLIN PARK, COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM MADE BY AFFILIATED BANK/FRANKLIN PARK, SUCCESSOR BY MERGER WITH FIRST STATE BANK & TRUST COMPANY OF FRANKLIN PARK AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 19, 1987 AS DOCUMENT NUMBER 87680416 TOGETHER WITH ITS THEIR UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL, EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY, AS AMENDED FROM TIME TO TIME.

UNOFFICIAL COPY



## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

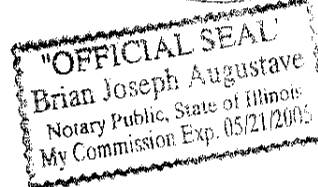
Dated 7/27, 192004

Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before  
me by the said agent  
this 27 day of JULY, 192004

Notary Public \_\_\_\_\_



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

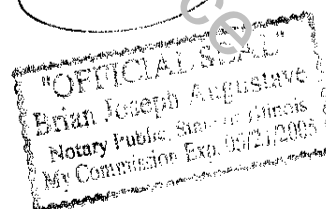
Dated 7/27, 192004

Signature: \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before  
me by the said agent  
this 27 day of JULY, 192004

Notary Public \_\_\_\_\_



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)