

UNOFFICIAL COPY

Doc#: 0603432034 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/03/2006 10:43 AM Pg: 1 of 4

TRUSTEES' DEED
(ILLINOIS)

Above Space for Recorder's Use Only

This TRUSTEE'S DEED, made this 31ST day of January, 2006, between Charles W. Mullenix, whose mailing address is 702 Waukegan Road, Unit 408, Glenview, IL 60025, not individually but as Trustee of the Charles W. Mullenix Trust, pursuant to the Charles W. Mullenix Declaration of Trust dated November 18, 1997, Grantor, and Mary Jane Mullenix, whose mailing address is 702 Waukegan Road, Unit 408, Glenview IL, 60025, not individually but as Trustee of the Mary Jane Mullenix Trust, pursuant to the Mary Jane Mullenix Declaration of Trust dated November 18, 1997, Grantee.

WITNESSES: The Grantor in consideration of the sum of Ten and no/100 (\$10.00) dollars and other valuable consideration, the receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, do hereby convey and quitclaim unto the Grantee, in fee simple, all right, title, and interest in the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

Parcel 1:
Unit Number A-408 as delineated on the survey of the following described Parcel of Real Estate (hereafter referred to as Parcel):
A Parcel of land, being part of Lot 2 in Orchard Gardens Subdivision, a subdivision of part of the South 1/2 of the South 1/2 of Section 35, Township 42 North, Range 12 East of the Third Principle Meridian, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on March 16, 1959 as Document 1849370, which Parcel of land is bounded and described as follows:
Commencing at the South East corner of said Lot 2 and running; thence West along the South line of Lot 2, a distance of 359.29 feet to a point; thence North to a straight line perpendicular to said South line of Lot 2, a distance of 25 feet to a point of beginning for the Parcel of land hereinafter described; thence Northwestwardly along a straight line, a distance of 149.91 feet to a point which is 164.12 feet North (measured perpendicular to said South Line of Lot 2) and 415.10 feet West (measured along said South line of Lot 2) from aforesaid South East corner of Lot 2; thence Northeastwardly along a straight line, a distance of 110.79 feet to a point which is 242.45 feet North (measured perpendicular to said South line of Lot 2) and 336.76 feet West (measured along said line of Lot 2) from aforesaid South East corner of Lot 2 thence East along a line parallel with said South line of Lot 2, a distance of 97.12 feet; thence Southeastwardly along a straight line, a distance of 70.54 feet to a point which is 192.58 feet North (measured perpendicular to said South line of Lot 2) and 199.76 feet West (measured along said South line of Lot 2) from aforesaid South East corner of Lot 2; thence South along a line perpendicular to said South line of Lot 2, a distance of 142.58 feet, to a point 50 feet North of said South line; thence West along a line perpendicular to said last described line as distance of 32.00 feet; thence South along a line perpendicular to said South line of Lot 2, a distance of 25.00 feet; thence West along a line 25.00 feet North from and parallel with South line of Lot 2, aforesaid, a distance of 137.49 feet to the point of beginning, which said survey is attached as Exhibit 'A' to a certain Declaration of Condominium Ownership made by Amalgamated Trust and Savings Bank, as Trustee under Trust Agreement dated January 29, 1975 and known as Trust Number 2805 and registered in the Office of the Cook County Registrar of Titles as Document 2885260, together with an undivided 3.23 per cent interest in said Parcel (excepting from said Parcel all property and space comprising all the Units thereon as defined and set forth in said Declaration of Condominium Ownership and Survey).

UNOFFICIAL COPY

Parcel 2:
Easements appurtenant to and for the benefit of Parcel 1, aforesaid as set forth in instrument and filed August 2, 1976 as Document LR 2885259 and as created by Deed from Amalgamated Trust and Savings Bank, a Corporation of Illinois, as Trustee under Trust Agreement dated January 29, 1975 and known as Trust Number 2805 to Howard Swanson and Lyle Ann Swanson dated November 4, 1976 and filed November 26, 1976 as Document Number LR 2908062 over and upon:

That part of Lot 2 in Orchard Gardens Subdivision, a subdivision of part of the South 1/2 of Section 35, Township 42 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on March 16, 1959 as Document Number 1849370, which part of Lot 2 is bounded and described as follows:

Beginning at the South East corner of said Lot 2 and running; thence Northerly along the Easterly line of said Lot 2 (being along the Westerly line of Waukegan Avenue), a distance of 60 feet; thence Westerly along a straight line, perpendicular to said Easterly line of Lot 2, a distance of 54.10 feet; thence Southwestwardly along a straight line, a distance of 47.79 feet to a point which is 25.0 feet North (measured perpendicular to said South line of Lot 2) and 89.76 feet West (measured along said South line of Lot 2) from aforesaid South East corner of Lot 2; thence West along line 25 feet North from and parallel with South line of Lot 2 aforesaid, a distance of 269.49 feet; thence South along a straight line perpendicular to said South line of Lot 2, a distance of 25.0 feet to said South line; thence East along South line of Lot 2 aforesaid, a distance of 359.25 feet to the point of beginning, for ingress and egress.

Parcel 3:
Easements appurtenant to and for the benefit of Parcel 1 as set forth in instrument filed as Document Number LR 2885259 and as created by Deed from Amalgamated Trust and Savings Bank, a Corporation of Illinois, as Trustee under Trust Agreement dated January 29, 1975 and known as Trust Number 2805 to Howard Swanson and Lyle Ann Swanson, his wife dated November 4, 1976 and filed November 26, 1976 as Document LR 2908062 over and upon that part of Lot 2 in Orchard Subdivision, a subdivision of part of the South 1/2 of Section 35, Township 42 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on March 16, 1959 as Document 1849370, which part of Lot 2 is bounded and described as follows:

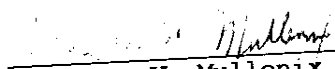
Commencing at South East corner of Lot 2 and running; thence Northerly along the Easterly line of said Lot 2 (being also the Westerly line of Waukegan Avenue), a distance of 60.0 feet; thence Westerly along a straight line, perpendicular to said Easterly line of Lot 2, a distance of 54.10 feet to the point of beginning for that part of Lot 2 hereinafter described; thence Northwestwardly along a straight line, a distance of 116.73 feet to a point which is 141.06 feet North (measured perpendicular to said South line of Lot 2) and 138.24 feet West (measured along said South line of Lot 2) from aforesaid South East corner of Lot 2; thence West along a line parallel with said South line of Lot 2, a distance of 51.52 feet; thence South along a line parallel to last described parallel line, a distance of 20.0 feet; thence East along a line parallel with said South line of Lot 2, a distance of 36.16 feet; thence Southeastwardly along a straight line, a distance of 90.28 feet to a point which is 57.22 feet North (measured perpendicular to said South line of Lot 2) and 89.76 feet West (measured along said South line of Lot 2) from aforesaid South East corner of Lot 2; thence South along a straight line perpendicular to said South line of Lot 2, a distance of 32.22 feet; thence Northeastwardly along a straight line, a distance of 47.79 feet to the point of beginning, for ingress and egress, all in Cook County, Illinois.

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

Permanent Real Estate Index Number(s): 04-35-314-041-1034

Address of real estate: 702 Waukegan Road, Unit 408, Glenview, IL 60025

IN WITNESS WHEREOF, the Grantor, as Trustee as aforesaid, has executed this Deed on the day and year first above written.


Charles, W. Mullenix, Trustee

(Acknowledgment on following page.)

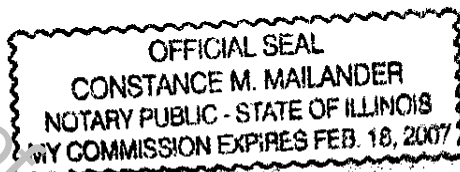
UNOFFICIAL COPY

IMPRESS SEAL HERE

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 Charles W. Mullenix 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 he signed, sealed and delivered the said instrument as his free and voluntary act as such Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31 day of January, 2006.

Commission expires 2.18 2007. [Signature]
Notary Public



This transaction tax exempt under 35 ILCS 308/4 (5) of Illinois Real Estate Transfer Tax Act.

[Signature]
Attorney & Agent

This instrument was prepared by: Dale R. Petersen, Esq. 20 South Clark St., Suite 2305, Chicago, IL 60603

DALE R. PETERSEN, ESQ.
(Name)

MAIL TO: 20 S. CLARK STREET, STE. 2305
(Address)

CHICAGO, ILLINOIS 60603
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Mary Jane Mullenix, Trustee
(Name)

702 Waukegan Road, Unit 408
(Address)

Glenview, IL 60025
(City, State and Zip)

UNOFFICIAL COPY

STATEMENT OF GRANTOR AND GRANTEE

The grantor 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 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 title to real estate under the laws of the State of Illinois.

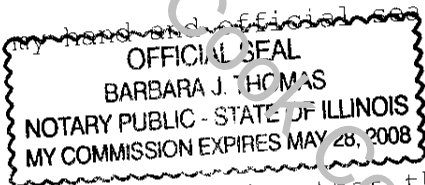
Dated: February 2, 2006

Signature: [Signature]
Dale R. Petersen, Esq., Agent

State of Illinois)) SS
County of Cook)

I, Barbara Thomas, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dale R. Petersen, Esq. 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 2 day of February, 2006.



[Signature]
Notary Public

The grantee affirms and verifies that 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 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.

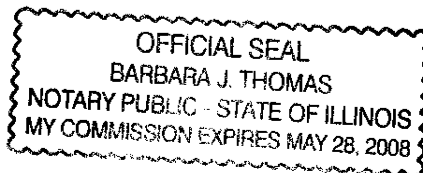
Dated: February 2, 2006

Signature: [Signature]
Dale R. Petersen, Esq., Agent

State of Illinois)) SS
County of Cook)

I, Barbara Thomas, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dale R. Petersen, Esq. 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 2 day of February, 2006.



[Signature]
Notary Public