

UNOFFICIAL COPY



Doc#: 0711711068 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/27/2007 12:00 PM Pg: 1 of 3

**TRUSTEE'S DEED**

(Illinois)

(Individual to Individual)

1 of 4  
Prepared By: 07-00354  
HEGARTY, KOWOLS & ASSOCIATES, PC  
301 W. Touhy Avenue  
Park Ridge, IL 60068

This AGREEMENT, made this 26<sup>th</sup> day of March 2007, between THE GRANTOR, Margaret Grant, as Trustee under Trust Agreement dated December 12, 1991 and known as Margaret Grant Trust.

UNTO GRANTEE: Ira N. Helfgot and Maureen M. Helfgot, 1412 S. Washington, Park Ridge, IL 60068

WITNESS: The Grantor(s) in consideration of the sum of TEN DOLLARS (\$10.00) receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor(s) as Trustee(s) and of every other power and authority the Grantor(s) hereunto enabling, do(es) hereby convey and quitclaim unto the Grantee(s), in fee simple the following described real estate, situated in the County of Cook, State of Illinois.

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT A POINT 50 FEET NORTH OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 20 RODS OF THE SOUTHWEST 1/4, WITH A LINE 33 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE EAST 1/3 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, THENCE NORTH 50 FEET, THENCE EAST AT RIGHT ANGLES TO LAST DESCRIBED LINE 130 FEET, THENCE SOUTH AT RIGHT ANGLES TO LAST DESCRIBED LINE 50 FEET, THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 130 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS; ALSO

THAT PART OF PREMISES IN QUESTION FALLING IN THE FOLLOWING DESCRIBED PREMISES: THAT PART OF THE NORTH 20 RODS OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 130 FEET EAST OF THE EAST LINE OF CLIFTON AVENUE IN A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF CLIFTON AVENUE AT A POINT WHICH IS 50 FEET (MEASURED ALONG THE EAST LINE OF CLIFTON AVENUE) NORTH OF THE INTERSECTION OF THE EAST LINE OF CLIFTON AVENUE WITH THE SOUTH LINE OF THE ABOVE DESCRIBED NORTH 20 RODS; THENCE EAST ALONG SAID LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF CLIFTON AVENUE FOR A DISTANCE OF 56.98 FEET MORE OR LESS TO AN INTERSECTION WITH A LINE DRAWN MIDWAY BETWEEN THE EAST LINE OF CLIFTON AVENUE AND THE WEST LINE OF CUMBERLAND AVENUE; THENCE NORTH ALONG SAID LAST DESCRIBED LINE FOR A DISTANCE OF 50 FEET; THENCE WEST ALONG A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF CLIFTON AVENUE FOR A DISTANCE OF 56.99 FEET MORE OR LESS, TO AN INTERSECTON WITH A LINE DRAWN 130

3 ✓

# UNOFFICIAL COPY

FEET (MEASURED AT RIGHT ANGLES) EAST OF AND PARALLEL WITH THE EAST LINE OF CLIFTON AVENUE; THENCE SOUTH ALONG LAST DESCRIBED PARALLEL LINE FOR A DISTANCE OF 50 FEET ~~ON~~ <sup>TO</sup> THE PLACE OF BEGINNING ALL IN COOK COUNTY, ILLINOIS

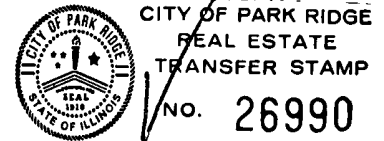
together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

Permanent Real Estate Index Number: 09-35-306-062-0000

Address (es) of Real Estate: 619 S. Clifton, Park Ridge, IL 60068

IN WITNESS WHEREOF: the grantor, as trustee as aforesaid, have hereunto set their hands and seals the day and year first above written.

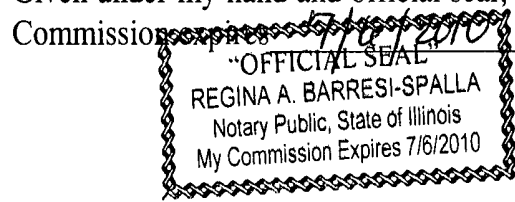
Margaret Grant  
Margaret Grant, Trustee under the provisions of a Trust Agreement dated December 12, 1991 and known as Margaret Grant Trust



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 Grant, Trustee under the provisions of a Trust Agreement dated December 12, 1991 and known as Margaret Grant Trust under the provisions of a Trust, is personally known to me to be the same persons whose names 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 trustees, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26<sup>th</sup> of March, 2007



Regina A. Barresi-Spalla

SEND SUBSEQUENT TAX BILLS TO:

Ira Helfgot and Maureen McGuire-Helfgot, 619 S. Clifton, Park Ridge, IL 60068

MAIL TO: Brian Mulhern  
Attorney at Law  
907 N. Elm  
Hinsdale, IL 60521

STATE TAX	STATE OF ILLINOIS APR. 11.07 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 000007314	REAL ESTATE TRANSFER TAX 0051200 FP 103041	COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX APR. 11.07 REVENUE STAMP	# 0000022177	REAL ESTATE TRANSFER TAX 0025600 FP 103042
-----------	--	-------------	--	------------	---	--------------	--

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} SS

COUNTY OF COOK

Margaret Grant, being duly sworn on oath, states that she resides at 619 S. Clifton, Park Ridge, IL 60068. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 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 of size which does not involve any new streets or easements of access.
- 3. The division 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 purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with 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.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Margaret Grant Trust (12/12/91)

X Margaret Grant Trust  
Margaret Grant  
Trustee

SUBSCRIBED AND SWORN to before me

this 26<sup>th</sup> day of March, 2007.

Cynthia Fisher  
Notary public

CKPLATAF

