

UNOFFICIAL COPY

SEND TAX BILLS TO:

Bonnie Gudukas, Successor Trustee
1503 S. Courtland Avenue
Park Ridge, IL 60068

**THIS DOCUMENT WAS
PREPARED BY:**

Donald E. Renner, Esq.
Klein Thorpe and Jenkins, Ltd.
20 North Wacker Drive
Suite 1660
Chicago, Illinois 60606
(4151-002 DER/JH)

**AFTER RECORDING RETURN TO
RECORDER BOX 324 (DER)**



Doc#: 1011816059 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/28/2010 02:20 PM Pg: 1 of 4

[ABOVE SPACE FOR RECORDER]

THIS DEED IS EXEMPT FROM TAXATION UNDER THE PROVISIONS OF
PARAGRAPH e SECTION 31-45, OF THE ILLINOIS REAL ESTATE TRANSFER
TAX LAW.

4-13-2010
Date

Bonnie J. Gudukas
Grantor / Grantee or Representative

TRUSTEE'S DEED IN TRUST

BONNIE J. GUDUKAS, as Successor Trustee under the provisions of the **GLENN R. SUNDE TRUST**, dated September 17, 1992 (the "Grantor"), whose address is 1503 S. Courtland Avenue, Park Ridge, IL 60068, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS and QUIT CLAIMS** unto **BONNIE J. GUDUKAS** as Successor Trustee under the provisions of the **BETTY SUNDE TRUST** dated September 17, 1992, whose address is 1503 S. Courtland Avenue, Park Ridge, Illinois and legally described as follows (the "Property"):

SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A" AND MADE A PART
HEREOF.

ADDRESS: 1020 North Harlem Avenue, Unit E-4, River Forest, Illinois 60305
PIN: 15-01-406-032-1023

TO HAVE AND TO HOLD the Property with the appurtenances upon said Trust and for the uses and purposes herein and in said Trust Agreement set forth, subject to all matters of record including but not limited to the rights and easements set forth in the Landers House Condominium Declaration of Condominium recorded on October 31, 1980 as Document Number 25646856. This deed is executed by the Grantor, as Successor Trustee as aforesaid, pursuant to direction and in exercise of the power and authority granted to and vested in her by the terms of said Trust Agreement above-mentioned, including the authority to convey directly to the Grantee Trustee named herein and of every other power and authority thereunto enabling.

EXEMPTION APPROVED

DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

Nancy Cairne

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The Trustee shall have the specific powers as set out in the said Trust Agreement.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set her hand this 13 day of April, 2010.

Bonnie J. Gudukas
BONNIE J. GUDUKAS, Successor Trustee
 of the Glenn R. Sunde Trust
 dated September 17, 1992

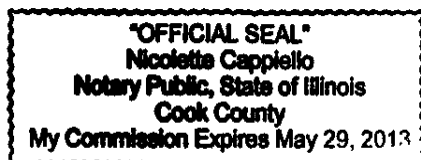
STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS:

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **BONNIE J. GUDUKAS, as Successor Trustee under the provisions of the GLENN R. SUNDE TRUST, dated September 17, 1992**, personally known to me be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed 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 13 day of April, 2010.

Nicolette Cappiello
 Notary Public

5/29/13
 My Commission Expires:



EXEMPTION APPROVED
 DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

Nancy Caine

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT E-4, IN LANDERS HOUSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

ALL OF LOT 10 AND THE NORTH 1/2 OF LOT 11, TOGETHER WITH ALL OF THE VACATED ALLEY LYING WEST OF AND ADJOINING LOT 10 AND THE NORTH 1/2 OF LOT 11, ALL IN BLOCK 8 IN THE SUBDIVISION OF BLOCKS 1, 8, 9, 10, 11, 14, 15, AND 16 IN BOGUES ADDITION TO OAK PARK, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25646856, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

ALSO:

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES 21 AND 22, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AS AFORESAID RECORDED AS DOCUMENT NUMBER 25646856.

PARTY OF THE FIRST PART HEREBY GRANTS TO PARTY OF THE SECOND PART, THEIR SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION AND PARTY OF THE FIRST PART RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

Permanent Real Estate Index Number: 15-01-406-032-1023

Address: 1020 N. Harlem Avenue, Unit E-4
River Forest, Illinois 60305

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STATEMENT BY GRANTOR

The grantor or her agent affirms that, to the best of her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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.

GRANTOR:

Bonnie J. Gudukas
BONNIE J. GUDUKAS, as Successor Trustee of the
Glenn R. Sunde Trust dated September 17, 1992

SUBSCRIBED AND SWORN TO BEFORE ME this 13 day of April, 2010.

Nicolette Cappiello
Notary Public



STATEMENT BY GRANTEE

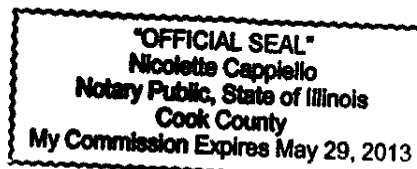
The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

GRANTEE:

Bonnie J. Gudukas
BONNIE J. GUDUKAS, as Successor Trustee of the
Betty Sunde Trust dated September 17, 1992

SUBSCRIBED AND SWORN TO BEFORE ME this 13 day of April, 2010.

Nicolette Cappiello
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act]

EXEMPTION APPROVED
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

Nancy Caine