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TRUSTEE'S QUIT CLAIM DEED

Doc#: 1036250010 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/28/2010 09:07 AM Pg: 1 of 4

GRANTOR, Donna Banister, Trustee of the Dorothy Lyons Revocable Trust under the provisions of a trust agreement dated July 8th, 1999, as amended February 10, 2005 and April 17, 2009; for and in consideration of Ten and 00/100 (\$10.00), and other good and valuable consideration in hand paid, conveys and quitclaims unto NANCY JAFFE, f/k/a NANCY LYONS, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 6 IN BLOCK 7 IN MEYER'S CUMBERLAND WOOD ADDITION TO PARK RIDGE, BEING A SUBDIVISION OF THE EAST HALF OF LOT 1 OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE NORTH 183 FEET OF THAT PORTION OF SAID LOT 1 LYING EAST OF THE LINE 362.84 FEET WESTERLY OF THE EASTERLY LINE OF CUMBERLAND AVENUE AS LAID OUT SAID 362.84 FEET BEING MEASURED ON THE NORTH AND SOUTH LINES OF SAID NORTH 183 FEET.

ALL IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number(s): 17-02-117-011-0000

Address of real estate: 1000 Francis Parkway, Park Ridge, Illinois, 60068



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP

NO. 30602

TO HAVE AND TO HOLD the said premises with the appurtenances upon in FEE SIMPLE.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire in to the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery the conveyance created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunder set her hand and seal this 9th day of December 2010.

Exempt Under Real Estate Transfer Tax Law ILCS 200/31-45

sub par. E and Cook County Ord. 93-0-27 par. E
Date 12-23-2010 Sign [Signature]

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Donna Banister (Seal)

DONNA BANISTER, Trustee of the Dorothy Lyons Revocable Trust Dated July 8th, 1999, as amended February 10, 2005 and April 17, 2009

The undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that DONNA BANISTER, as Trustee of the Dorothy Lyons Revocable Trust Dated July 8th, 1999, as amended February 10, 2005 and April 17, 2009, personally known to me to be the same persons whose names 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 official seal, this 9TH day of DECEMBER, 2010.

My Commission expires 1/24/2014

Elizabeth Goodlunis NOTARY PUBLIC

This instrument was prepared by:

DIFRANCO AND ASSOCIATES, P.C.
Attorneys at Law
617 Devon Avenue
Park Ridge, Illinois 60068



PROPERTY ADDRESS: 1000 Francis Parkway, Park Ridge, Illinois 60068

AFTER RECORDING, PLEASE MAIL TO:
Nancy Lyons, 1000 Francis, Park Ridge, Illinois 60068

SEND FUTURE TAX BILLS TO:
Nancy Lyons, 1000 Francis, Park Ridge, Illinois 60068

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her agent affirms that, to the best of his/her 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: December 10th, 2010

Signature *Lawrence M. Jaffe*
Grantor or Agent

Agent for Donna Banister, Trustee of the
Dorothy Lyons Revocable Trust

Subscribed and sworn before me by Lawrence M. Jaffe is agent
this 10 day of December, 2010

Notary Public *Thomas H. Zylowski*



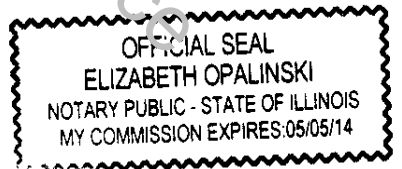
The Grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: December 13, 2010

Signature *Nancy Jaffe F.K.A. Lyons*
Grantee or Agent

Subscribed and sworn to before me by NANCY JAFFE F.K.A LYONS
this 13 day of DECEMBER, 2010

Notary Public *[Signature]*



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.]