

# UNOFFICIAL COPY



**Trustee's Deed**  
Statutory (ILLINOIS)

**Doc#: 1105522110 Fee: \$44.00**  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/24/2011 03:29 PM Pg: 1 of 5

This document was prepared by:  
Jerry H. Biederman, Esq.  
Neal, Gerber & Eisenberg LLP  
Two North LaSalle Street  
Suite 1700  
Chicago, IL 60602-3801

(The Above Space for Recorders Use Only)

THIS INDENTURE, dated as of February 10, 2011, between Anthony P. DiMucci, not individually but solely as Trustee of the Anthony P. DiMucci Declaration of Trust under trust agreement dated December 22, 1979 as to an undivided fifty percent (50%) interest and Cathryn DiMucci, not individually but solely as Trustee of the Cathryn DiMucci Declaration of Trust under trust agreement dated December 22, 1979 as to an undivided fifty percent (50%) interest, 116 Ponce de Leon Circle, Ponce Inlet, Florida 32127, Grantors, and Anthony P. DiMucci, not individually, but solely as Trustee of the Joseph DiMucci Revocable Trust under trust agreement dated December 22, 1988, 116 Ponce de Leon Circle, Ponce Inlet, Florida 32127, Grantee.

WITNESSETH, That Grantors, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in Grantors as said Trustees and of every other power and authority Grantors hereunto enabling, do hereby convey and quitclaim unto Grantee, all interest in the following described real estate, situated in the County of Cook and State of Illinois, to wit: (See page 2 for legal description) together with the tenements and appurtenances thereunto belonging or in any wise appertaining.

Permanent Index Number(s) (PIN): 01-07-101-006 AND 01-07-101-011

Address(es) of Real Estate: 153 W. Algonquin, Barrington Hills, Illinois 60010

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

Anthony P. DiMucci, not individually but solely as Trustee of the Anthony P. DiMucci Declaration of Trust under trust agreement dated December 22, 1979

Cathryn DiMucci, not individually, but solely as Trustee of the Cathryn DiMucci Declaration of Trust under trust agreement dated December 22, 1979

# UNOFFICIAL COPY

State of Illinois, County of <sup>Lake</sup> Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anthony P. DiMucci, not individually but solely as Trustee of the Anthony P. DiMucci Declaration of Trust under trust agreement dated December 22, 1979 and Cathryn DiMucci, not individually, but solely as Trustee of the Cathryn DiMucci Declaration of Trust under trust agreement dated December 22, 1979 personally known to me or properly identified 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 said Trustees, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10 day of Feb, 2011.

Lynn Kennedy  
Notary Public  
Commission expires: 5-18-12



**UNOFFICIAL COPY**

## Legal Description

of premises commonly known as 153 W. Algonquin Road, Barrington Hills, Illinois 60010

## Parcel 1:

THAT PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST ¼ OF SECTION 7 WITH THE SOUTH RIGHT OF WAY LINE OF ALGONQUIN ROAD (STATE ROUTE 62) AS NOW PLATTED AND RECORDED; THENCE SOUTHEASTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF ALGONQUIN ROAD 1036.84 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 480.0 FEET; THENCE NORTHWESTERLY AND PARALLEL TO THE SOUTH RIGHT OF WAY OF LINE OF SAID ALGONQUIN ROAD 802.0 FEET MORE OF LESS, TO THE WEST LINE OF THE NORTHWEST ¼ OF SECTION 7; THENCE NORTH ALONG THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 7 TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED JUNE 19, 1962 AS DOCUMENT 18506398, ALL IN COOK COUNTY, ILLINOIS

## Parcel 2:

THAT PART OF THE NORTHWEST ¼ OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SAID NORTHWEST ¼; THENCE EASTWARD, ADJOINING THE SOUTH LINE OF THE SAID NORTHWEST ¼; THENCE SOUTH, 89 DEGREES 56 MINUTES 06 SECONDS EAST, A DISTANCE OF 418.41 FEET, TO THE POINT OF BEGINNING; THENCE NORTH, 3 DEGREES 39 MINUTES 26 SECONDS WEST, A DISTANCE OF 699.51 FEET; THENCE SOUTH, 64 DEGREES 27 MINUTES 26 SECONDS EAST, A DISTANCE OF 354 FEET; THENCE SOUTH, 75 DEGREES 52 MINUTES 3 SECONDS EAST, A DISTANCE OF 82.31 FEET, THENCE SOUTH, 00 DEGREES 03 MINUTES 54 SECONDS WEST, A DISTANCE OF 525.75 FEET, TO A POINT ON THE SAID SOUTH LINE OF THE NORTH WEST ¼ OF SECTION 7; THENCE WESTWARD ALONG THE SAID SOUTH LINE NORTH 89 DEGREES 56 MINUTES 6 SECONDS WEST, A DISTANCE OF 354 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5.181 ACRES, ALL IN COOK COUNTY, ILLINOIS.

## SUBJECT TO:

General real estate taxes not yet due and payable; all easements, covenants, restrictions and building lines of record; roads and highways; applicable zoning and building laws and ordinances.

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (e), SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.

  
Agent

2-9-11

Date

Mail to: Jerry H. Biederman, Esq.  
Neal, Gerber & Eisenberg LLP  
Two North LaSalle St., Suite  
1700  
Chicago, Illinois 60602

## SEND SUBSEQUENT TAX BILLS TO:

Joseph DiMucci  
\_\_\_\_\_  
(Name)  
153 W. Algonquin Road  
\_\_\_\_\_  
(Address)  
Barrington Hills, Illinois 60010  
\_\_\_\_\_  
(City, State and Zip)

Or: Recorder's Office Box No. \_\_\_\_\_

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }  
                                  } SS.  
COUNTY OF COOK

Anthony P. DiMucci, not individually but solely as Trustee of the Anthony P. DiMucci Declaration of Trust under trust agreement dated December 22, 1979, being duly sworn on oath, states that

\_\_\_\_\_ he \_\_\_\_\_ resides at 116 Ponce de Leon Circle, Ponce Inlet, Florida 32127 . 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;

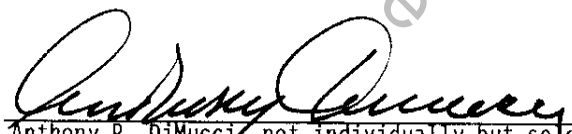
- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

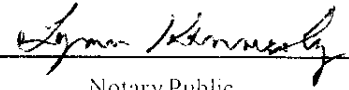
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of 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 easement 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 a 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 \_\_\_\_\_ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

  
\_\_\_\_\_  
Anthony P. DiMucci, not individually but solely as Trustee of the Anthony P. DiMucci Declaration of Trust under trust agreement dated December 22, 1979

SUBSCRIBED and SWORN to before me  
this 10 day of Feb., 2011

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



# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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 24, 2011

Signature: *Cathy M. Stangor*  
Grantor or Agent

SUBSCRIBED and SWORN to  
before me this 24<sup>th</sup> day of February,  
2011.



*Leslie Owens*  
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 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 24, 2011

Signature: *Cathy M. Stangor*  
Grantee or Agent

SUBSCRIBED and SWORN to  
before me this 24<sup>th</sup> day of February,  
2011.



*Leslie Owens*  
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]