

UNOFFICIAL COPY



Prepared By:

Leila H. Hansen, Esq.
9041 S. Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400

Doc#: 1106319020 Fee: \$46.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/04/2011 09:52 AM Pg: 1 of 5

After Recording Mail To:

Title Source, Inc.
1450 West Long Lake Road
Suite 400
Troy, Michigan 48084

Mail Tax Statement To:

Michael P. Uetz
1525 North Clybourn Avenue, Unit B
Chicago, Illinois

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUSTEE'S DEED

TITLE OF DOCUMENT 5

55523196 - 927104

THE GRANTOR(S), **Nicholas J. Rave**, not personally, but as Trustee(s) acting under the trust dated the 28th day of October, 2008, and known as the Nicholas J. Rave Trust (the "Trust"), **as to all of its undivided interest, and Michael P. Uetz**, not personally, but as Trustee(s) acting under the trust dated the 28th day of October, 2008, and known as the Michael P. Uetz Trust (the "Trust"), **as to all of its undivided interest**, for GOOD AND VALUABLE CONSIDERATION, in hand paid, CONVEY(S) and QUITCLAIM(S) to **Michael P. Uetz, a single man, and Nicholas J. Rave, a single man**, whose address is 1525 North Clybourn Avenue, Unit B, Chicago, Illinois 60610, all interest in the following described real estate situated in the County of **Cook**, State of **Illinois**, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Site Address: **1525 North Clybourn Avenue, Unit B, Chicago, Illinois 60610**

Permanent Index Number: **1704101078**

Prior Recorded Doc. Ref.: **Deed**: Recorded: **October 30, 2008**; Doc. No. **0830-45080**

THIS DEED is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee(s) in and by the terms of the deed(s) conveying the above-described real estate to the Trustee(s) and by the provisions of said trust and in pursuance of every other power and authority thereunto enabling.

Rec 1st 76985571

When Recorded Return To:

Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

S Y
P 5
S N
M Y
SC Y
E N
INT Y, W

UNOFFICIAL COPY

When the context requires, singular nouns and pronouns, include the plural.

Dated this 4TH day of FEBRUARY, 2011.

Nicholas J. Rave
Nicholas J. Rave,
as Trustee aforesaid

Michael P. Uetz
Michael P. Uetz,
as Trustee aforesaid

STATE OF Illinois)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, certify that **Nicholas J. Rave and Michael P. Uetz**, personally known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, as Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their free and voluntary act, as such Trustee(s), for the uses and purposes therein set forth.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this 4 day of February, A.D., 2011.



Julie A Peterson
NOTARY PUBLIC

Julie A Peterson
PRINTED NAME OF NOTARY
MY Commission Expires: 07-02-14

AFFIX TRANSFER TAX STAMP	
OR	
"Exempt under provisions of Paragraph <u>e</u> "	
Section 31-45; Real Estate Transfer Tax Act	
<u>2-8-11</u>	<u>[Signature]</u>
Date	Buyer, Seller or Representative

UNOFFICIAL COPY

EXHIBIT "A" LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF CHICAGO IN THE COUNTY OF COOK IN THE STATE OF IL

PARCEL 1:

LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1(H) OF THE CONDITIONS AND STIPULATIONS OF THE POLICY) CREATED BY INSTRUMENT (REFERRED TO HEREIN AS THE SUBLEASE), A MEMORANDUM OF WHICH WAS RECORDED JULY 7, 1998 AS DOCUMENT 98582979, WHICH DEMISES THE LAND BUT NOT THE IMPROVEMENT LOCATED THEREON FOR A TERM OF YEARS AS STATED THEREIN; BEING A SUBLEASE OF PART OF THAT LEASEHOLD ESTATE CREATED BY INSTRUMENT DATED FEBRUARY 1, 1995 (REFERRED TO HEREIN AS THE GROUND LEASE) A MEMORANDUM OF WHICH WAS RECORDED APRIL 27, 1985 AS DOCUMENT NUMBER 95,278,768, WHICH DEMISES THE LAND OTHER LAND FOR A TERM OF YEARS BEGINNING APRIL 7, 1995 AND ENDING NOVEMBER 30, 2093.

SUBPARCEL A: LOT 2 IN BLOCK 3 OF ORCHARD PARK SUBDIVISION, BEING A SUBDIVISION IN THE WEST ½ OF THE NORTHWEST ¼ SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 98901233, IN COOK COUNTY, ILLINOIS.

SUBPARCEL B: EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCEL 1 AS CREATED, DEFINED AND LIMITED BY INSTRUMENT (DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR ORCHARD PARK) DATED DECEMBER 30, 1996 AND RECORDED DECEMBER 31, 1996 AS DOCUMENT NUMBER 96983509

OVER, UPON AND ACROSS THE COMMON AREA (AS DEFINED AND DESCRIBED THEREIN).

SUBPARCEL C: EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCELS A AND 2 AS CREATED, DEFINED AND LIMITED BY INSTRUMENT (EASEMENT AGREEMENT) RECORDED SEPTEMBER 6, 1996 AS DOCUMENT NO. 96683222 OVER, UPON AND ACROSS PRIVATE STREET.

PARCEL 2:

IMPROVEMENT (BUT THE COMMON AREA IMPROVEMENTS) AS CREATED, DEFINED AND LIMITED BY INSTRUMENT (DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR ORCHARD PARK) DATED DECEMBER 30, 1996 AND RECORDED DECEMBER 31, 1996 AS DOCUMENT NUMBER 96983509 LOCATED ON THE LAND.



+U01835203+

1632 2/15/2011 76985571/1

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR or his agent 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 FEB 04, 2011.

Signature: Nicholas J Rave
Nicholas J. Rave, Trustee

Signature: Michael P Uetz
Michael P. Uetz, Trustee

Subscribed and sworn to before me by the said, Nicholas J. Rave, Trustee and Michael P. Uetz, Trustee, this 4 day of February, 2011.

Notary Public: Julie A Peterson
Julie A. Peterson



The GRANTEE or his agent 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 FEB 04, 2011.

Signature: Michael P Uetz
Michael P. Uetz

Signature: Nicholas J Rave
Nicholas J. Rave

Subscribed and sworn to before me by the said, Michael P. Uetz and Nicholas J. Rave, this 4 day of February, 2011.

Notary Public: Julie A Peterson
Julie A. Peterson



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.)

UNOFFICIAL COPY

AFFIDAVIT - PLAT ACT

RECORDER OF COOK COUNTY

STATE OF Illinois)
COUNTY OF Cook) **ss**

Nicholas J. Rave, Trustee, being duly sworn on oath, states that he/she resides at **1525 North Clybourn Avenue, Unit B, Chicago, Illinois 60610** that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is 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 is 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 land is between owners of adjoining and contiguous land.
5. The conveyance is 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 is of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
7. The conveyance is 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. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

Nicholas J. Rave
Nicholas J. Rave, Trustee

SUBSCRIBED AND SWORN to before me this 4 day of February, 2011, Nicholas J. Rave, Trustee.

Julie A. Peterson
Notary Public
My commission expires: 07-02-14
Julie A. Peterson

