

UNOFFICIAL COPY

**DEED IN TRUST
RETURN TO:**

Virginia M. Diaz
120 N. Northwest Highway
Unit 120-404
Park Ridge, IL 60068



Doc#: 1106850037 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/09/2011 12:43 PM Pg: 1 of 4

SEND SUBSEQUENT TAX BILLS TO:

Virginia M. Diaz
120 N. Northwest Highway
Unit 120-404
Park Ridge, IL 60068

THE GRANTOR, **VIRGINIA M. DIAZ**, a widow, of the County of Cook, and State of Illinois, in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Conveys and Quitclaims:

To Virginia M. Diaz, ^{AS} Trustee of the Virginia M. Diaz Living Trust dated June 6, 2001, ^{AS} to an undivided one-half interest; and to Virginia M. Diaz, ^{AS} Trustee of the Alfonso Diaz Family Trust, as to an undivided one-half interest.

The property that is legally described as follows:

SEE ATTACHED LEGAL DESCRIPTION

The trustee has all of the powers granted under the Illinois Trust and Trustees Act.

Subject to: Covenants, conditions and restrictions of record; General taxes for 2010 and subsequent years.

To have and to hold the same unto the Grantees and to the proper use and benefit of the Grantee's successor trustees forever.

Permanent Tax No: 09 26 424 004 1024

Address: Unit 120-404 at 120 N. Northwest Highway, Park Ridge, IL 60068

Dated this 4th day of MARCH, 2011.



VIRGINIA M. DIAZ



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP

NO. 30763

UNOFFICIAL COPY

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that

VIRGINIA M. DIAZ, a widow

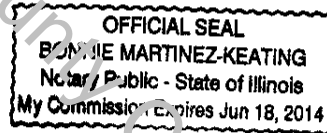
personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead.

Given under my hand and notarial seal, this 4th day of March 2011.

Bonnie Martinez-Keating
Notary Public

Prepared by:

Bonnie M. Keating
Attorney at Law
6230 N. Leona Avenue
Chicago, IL 60646



Statement of Exemption

This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under paragraph "e", Section 4 of said Act.

Virginia M. Diaz Date: March 4, 2011
Grantor/Grantor's Agent

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PARCEL 1:

UNIT NUMBER 120-404 IN THE RESIDENCES OF UPTOWN CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 1 IN PLAT OF SUBDIVISION UPTOWN REDEVELOPMENT PHASE 3, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0814116029, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P- 71 & P - 72, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, RECORDED AS DOCUMENT 0814116029.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY AS CREATED AND SET FORTH IN THE EASEMENT AND OPERATING AGREEMENT FOR UPTOWN PHASE III, RECORDED AS DOCUMENT 0814116028.

Property of Cook County Clerk's Office

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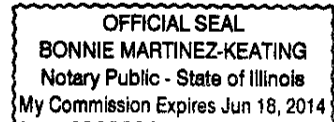
STATEMENT BY GRANTOR AND GRANTEE

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 March 7, 20 11

Signature: Virginia M. Diaz
Grantor or Agent

Subscribed and sworn to before me
by the said Virginia M. Diaz
this 7th day of March, 20 11
Notary Public Bonnie M. Keating

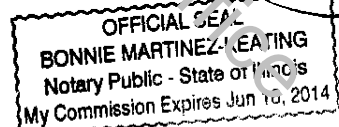


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 March 4, 20 11

Signature: Virginia M. Diaz
Grantee or Agent

Subscribed and sworn to before me
by the said Virginia Diaz
this 4th day of March, 20 11
Notary Public Bonnie M. Keating



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.)