# **UNOFFI**

### NOTICE OF FORGED DEED & AFFIDAVIT OF FORGERY

Doc#: 1133416089 Fee: \$44.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 11/30/2011 04:29 PM Pg: 1 of 5

Affiant:

M. L. Lah a/k/a Mary L. Lah

Affidavit attached hereto as Exhibit No. 1

Description of Forged Document:

Trustee's Deed dated November 3, 2010 and

Recorded November 3, 2010 in the Office of

the Cook County, Illinois Recorder as

Document No. 1030748005

Name of Grantor in Forged Deed

M. L. Lah, as Trustee u/t/a dated August 1,

2002 and known as Trust No. 151

Name of Grantee in Forged Deed:

R. Thieban

(a/k/a R. Thieben, a/k/a Ronald Thieben)

Succeeding Grantee of R. Thieben: (warranty deed, doc#: 1035749096)

Township High School District 211

249 West Wood Street Palatine, Illinois 60067

### Real Estate Described in Forged Deed:

Lot 10 in Block 25 in Winston Park Northwest Unit 2, a Subdivision in Section 13, Township 42 North, Range 10 East of the Third Frincipal Meridian, in Cook County, Illinois.

PIN:

02-13-307-010-0000

Common Address:

151 North Boynton Dr., Palatine, IL 60074

(vacant land)

#### Document Prepared by:

Michael Bercos Attorney at Law 500 North Lake St. Mundelein, IL 60060

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### **UNOFFICIAL COP**

### **Affidavit of Forgery**

Exhibit No. 1

The undersigned affiant, Mary L. Lah a/k/a M. L. Lah, being first duly sworn, on oath states:

- 1. This affidavit is made on my personal knowledge. I am of legal age, competent, and under no legal disability. If called and sworn as a witness in a court of law I could and I would testify competently as to all matters set forth in this affidavit.
  - 2. My name is Mary L. Lah. I am also known as M. L. Lah.
- 3. I have examined a Trustee's Deed (herein "Document") dated November 3, 2010 and recorded November 3, 2010 as Document No. 1030748005 in the Office of the Cook County Recorder. A true and correct copy of the Document is attached hereto and marked Exhibit A.
- 4. I did not sign the Document. The signature "/s/ M. L. Lah" that appears on page 2 of the Document purporting to be my signature as Grantor, in the capacity of trustee, is a forgery.
- 5. I did not authorize my signature to be placed on the Document, nor have I ratified the Document at any time or in any manne whatsoever.
- 6. I do not know who placed my signature on the Document, and I have no knowledge of the circumstances of the forgery. I did not participate in or authorize delivery of the Document to any person whatsoever, including, but not limited to the purported Grantee, R. Thieban. I do not know, nor have I ever met R. Thieban.
- 7. I did not participate in or authorize, directly or indirectly, recording of the Document by any person whatsoever, including, but not limited to the purported Grantee, R. Thieban. I do not know who recorded the Document.
- 8. I did not receive money or benefit in any manner whatsoever, directly or indirectly, by the forged execution, unauthorized delivery, and/or unauthorized recording of the Document.
  - 9. Further affiant states not.

The undersigned certifies under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure, that the statements set forth in the above and foregoing Affidavit of Forgery are true and correct.

Date: <u>Septembor</u> 24, 5011

Mary L. Lah

Mary L. Lah

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### **UNOFFICIAL COPY**

#### TRUSTEE'S DEED

Form 705

Perfection Legal Forms & Printing Co., Rockford, IL 61101

THIS INDENTURE, Made this 3rd day of November A.D., 2010, between
M. L. Lah
as trustee under ale provision of a tieed of deeps in
trust duly recorded and delivered to said truste in
pursuance of garage agreement dated the
1st day of August
2002, and known as Trust Number
151 Cantor, and
D Thicken - C

Doc#: 1030748005 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee \$10.00 Cook County Recorder of Deeds
Date: 11/03/2010 01:56 PM Fg: 1 of 3

Exhibit A

THE ABOVE SPACE FOR RECORDER'S USE ONLY

Lot 10 in block 25 in Winston Park Worthwest Unit 2 A Subdivision in section 13, Township 42 North, Range 10 East of the third Principal Meridian, in Cook County, Illinois

Permanent Index Number(s): 02\*13-307-010-0000

Property Address: Vacant Lot 151 North Boynton Drive Palatine, Illinois 60067

together with the hereditaments, tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said Grantee, and his, her, or their heirs and assigns foreval.

The par. Sign Cook County Ord Sign

(OVER)

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# UNOFFICIA<sup>1030748005</sup> PY

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 deed or mortgage and every other lien against said premises (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof and all unpaid taxes and special assessments now, or hereafter to be made, a charge or lien against said premises.

	$\mathcal{M}_{i}$
	M.L. Note (SEA)
	Not personally but As Trustee As Aforesaid.
FOR USE BY	INDIVIDUAL TRUSTE "OFFICIAL SEAL"
STATE OF LLLINOIS	JOHN NOEL
CROK	NGTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 08-12-1013
County.	ALCONOMIC COMES OF 15-1013
I, the undersigned, a Nove, v Public in and for and residing M. L. Lah	in said County, in the State aforesaid, DO HEREBY CERTIFY that
personally known to me to be the same personwhose	namesubscribed to the foregoing instrument, appeared befor
me this day in person, and acknowledged that sh	e he signed, sealed and delivered the said instrument a
her free and coluntary act fo	or the uses and purposes therein set forth.
GIVEN under my hand and Notarial Seal thi	is day o
November A.D 2010	Jun Bel
	Notary Public
FOR USE BY	CORPONATE TRUSTEE
STATE OF ILLINOIS	
County of	
, a Notary Public in and for the said County,	, in the State aforesaid, DO HEREBY CERTIFY tha
/ice-President of	4/
BANK & TRUST CO. OF	
Assistant Secretary of said corporation, who are personally he foregoing instrument as such Vice-President and Assistan	known to me to be the same persons whose names are subscribed to it Secretary, respectively, and personally known to me to be such Vice- fore me this day in person, and acknowledged that his yield signed, sealed
and delivered the said instrument as their free and voluntar	
and delivered the said instrument as their free and voluntar  for the uses an	nd purposes therein set forth.
nd delivered the said instrument as their free and voluntar for the uses an GIVEN under my hand and Notarial Seal this	nd purposes therein set forth.

This Instrument was prepared by Whose address is:

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Office

## 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 o 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 o acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business o acquire title to real estate under the laws of the state of Illinois.

acquire title to real estate under the laws of the state of Illino	ois.
Dated:11/03/2010,	Signature: KwV-15WVVV
Subscribed and sworn to before me by the said this ardday of November, 2010	Grantor "OFFICIAL SEAL" PAUL IVERSON NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 04-15-2013
Notary Public	•
	n Illinois corporation or foreign corporation authorized to partnership authorized to do business or acquire and hole
Subscribed and sworn to before me by the said this 3rd day of November, 2010	
Vac R. July Public	PAUL IVERSON  NOT NOT YOUR PUBLIC, STATE OF ILLINOIS  MY COMMISSION EXPIRES 04-15-2013