

UNOFFICIAL COPY



1133416089

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 Principal
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

UNOFFICIAL COPY

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 manner 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: September 24, 2011

Mary L. Lah
Mary L. Lah

M. L. Lah
M. L. Lah

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 the provision of a deed or deeds in
trust duly recorded and delivered to said trustee in
pursuance of a trust agreement dated the
1st day of August,
2002, and known as Trust Number
151, Grantor, and

R. Thieban, as Grantee.

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

Exhibit A

THE ABOVE SPACE FOR RECORDER'S USE ONLY

WITNESSETH, That Grantor in consideration of the sum of Ten Dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said Grantee, the following described real estate, situated in the County of Cook, and State of Illinois, to-wit:

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
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 forever.

1. Empty Under Real Estate Transfer Tax and Cook County Ord
and per. 3/K Sign. [Signature]
Date 11/3/10

(OVER)

This Instrument was prepared by:
Whose address is:

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 of 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: 11/03/2010,

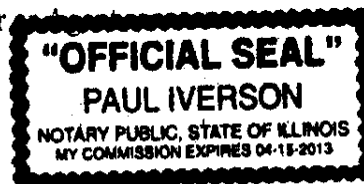
Subscribed and sworn to before me by the said
this 3rd day of November, 2010

Paul R. Iverson

Notary Public

Signature: 

Grantor



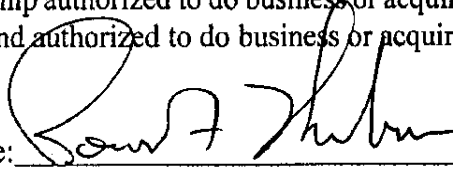
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 11/03/2010,

Subscribed and sworn to before me by the said
this 3rd day of November, 2010

Paul R. Iverson

Notary Public

Signature: 

Grantee or Agent

