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This Instrument Prepared by:
Mel M. Justak, Esq.
Reed Smith LLP
10 South Wacker Drive
Suite 4000
Chicago, Illinois 60606-7507



Doc#: 1204718058 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/16/2012 04:05 PM Pg: 1 of 5

TRUSTEE'S DEED

FOR RECORDER'S USE ONLY

THIS INDENTURE, made this 27th day of January, 2012, between Jeffrey B. Cappel, as Trustee under the Jeffrey B. Cappel Revocable Trust dated March 2, 2001 as to an undivided one-half (1/2) interest and Catherine Taylor Cappel, as Trustee under the Catherine Taylor Cappel Revocable Trust dated March 2, 2001, as to an undivided one-half (1/2) interest whose address is 235 Marion Street, Oak Park, Illinois (collectively, the "Grantor"), and MARION 235, LLC, an Illinois limited liability company, whose mailing address is 1002 Monroe Avenue, River Forest, Illinois 60035, Grantee.

WITNESSETH, that Grantor, in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby convey and quitclaim unto Grantee, in fee simple, all right, title and interest in the following described real estate, situated in Cook County and State of Illinois, to wit:

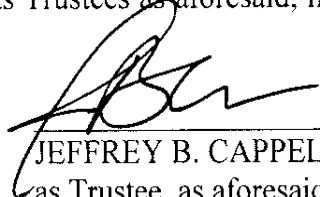
See Exhibit "A" attached hereto and made a part hereof.

This Deed is executed by Grantor, as Trustees as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in them by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreements above mentioned, and of every other power and authority thereunto enabling.

[Remainder of page intentionally left blank.]

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



JEFFREY B. CAPPEL,
as Trustee, as aforesaid

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

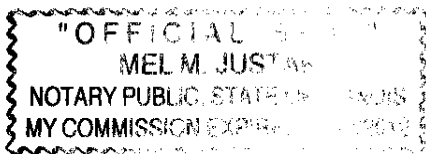
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JEFFREY B. CAPPEL, as Trustee of the Jeffrey B. Cappel Revocable Trust under agreement dated March 2, 2001, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as such Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of January, 2012.

Commission expires 11/19/2012



Notary Public



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Catherine Taylor Cappel
CATHERINE TAYLOR CAPPEL,
as Trustee, as aforesaid

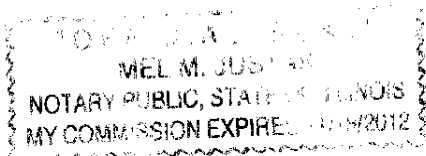
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT CATHERINE TAYLOR CAPPEL, as Trustee of the Catherine Taylor Cappel Revocable Trust under agreement dated March 2, 2001, 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 as such Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of January, 2012.

Commission expires 11/18/2012

[Signature]
Notary Public



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EXHIBIT "A"

Legal Description

THAT PART OF LOTS 16 AND 17 IN BLOCK 4 OF SCOVILLE AND NILES ADDITION TO OAK PARK, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH CAPPED IRON PIPE SITUATED AT THE NORTH EAST CORNER OF LOT 16; THENCE SOUTH 0 DEGREES, 00 MINUTES, 00 SECONDS EAST (ON AN ASSUMED BEARING) 72.16 FEET ALONG THE EASTERLY LINES OF LOTS 16 AND 17; THENCE SOUTH 89 DEGREES, 50 MINUTES, 58 SECONDS WEST 43.57 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES, 10 MINUTES, 52 SECONDS EAST 72.46 FEET TO THE NORTHERLY LINE OF LOT 16; THENCE SOUTH 89 DEGREES, 15 MINUTES, 16 SECONDS EAST 43.34 FEET ALONG THE NORTHERLY LINE OF LOT 16 TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 0 DEGREES, 00 MINUTES, 00 SECONDS EAST 72.16 FEET ALONG THE EASTERLY LINES OF LOTS 16 AND 17 TO A LINE DRAWN NORTH 89 DEGREES, 50 MINUTES, 58 SECONDS EAST FROM THE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES, 50 MINUTES, 58 SECONDS WEST 43.57 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number:	16-07-308-054-0000
Address of Real Estate:	235 Marion Street Oak Park, Illinois 60302
Mail Tax Bills To:	Marion 235, LLC 1002 Monroe Avenue River Forest, Illinois 60305

2/6/12

L. Nechal, esq.

EXEMPTION APPROVED
Jessica Powell
 VILLAGE CLERK
 VILLAGE OF OAK PARK

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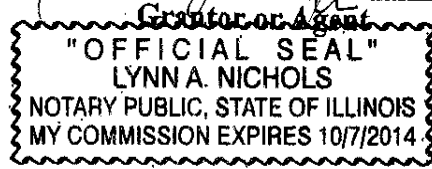
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the 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 13, 2012

Signature: Mel M. Justak

Subscribed and sworn to before me by the said agent this 13th day of February, 2012
Notary Public Lynn A. Nichol



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 13, 2012

Signature: Mel M. Justak

Subscribed and sworn to before me by the said agent this 13th day of February, 2012
Notary Public Lynn A. Nichol



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.

(Attached 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.)