

UNOFFICIAL COPY

When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

78121807



Doc#: 1233217009 Fee: \$90.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/27/2012 09:48 AM Pg: 1 of 9

After Recording Return to:
TITLE SOURCE
Attn: RECORDING TEAM
662 WOODWARD AVENUE
DETROIT, MI 48226
File No. 56854368 - 1514709

Name & Address of Taxpayer:
CHARLOTTE M. NARD
404 FELDNER COURT
PALOS HEIGHTS, IL 60463

Tax ID No.: 24312010750000
rec 11/26

QUIT CLAIM DEED

STATE OF ILLINOIS
COUNTY OF COOK

THIS INDENTURE made and entered into on this 12 day of OCT, 2012 by and between CHARLOTTE M. NARD, TRUSTEE OF THE CHARLOTTE M. NARD TRUST DATED JUNE 5, 1995 AND RESTATED AUGUST 17, 2000, WHO ACQUIRED TITLE AS CHARLOTTE M. NARD, NOT PERSONALLY BUT AS TRUSTEE OF THE CHARLOTTE M. NARD TRUST, UNDER TRUST AGREEMENT DATED THE 9TH DAY OF JUNE, 1995, of 404 FELDNER COURT, PALOS HEIGHTS, IL 60463, hereinafter referred to as Grantor(s) and CHARLOTTE M. NARD, TRUSTEE OF THE CHARLOTTE M. NARD TRUST DATED JUNE 5, 1995 AND RESTATED AUGUST 17, 2000, of 404 FELDNER COURT, PALOS HEIGHTS, IL 60463, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in COOK County, ILLINOIS:

SEE ATTACHED EXHIBIT "A"
SEE ATTACHED EXHIBIT B "CERTIFICATION OF TRUST"
Also known as: 404 FELDNER COURT, PALOS HEIGHTS, IL 60463
Property Tax ID No.: 24312010750000
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: INSTRUMENT NUMBER 0530427000, Recorded: 10/31/2005

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TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in FEE SIMPLE.

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

AFFIX TRANSFER TAX STAMP

OR

"Exempt under provisions of Paragraph e"
Section 31-45: Real Estate Transfer Tax Act

10-12-12
Date Buyer, Seller or Representative

James W. Kelly
Witness

John J. [Signature]
Witness

Property of Cook County Clerk's Office

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Assessor's parcel No. 24312010750000

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

X

CHARLOTTE M. NARD, WHO ACQUIRED
TITLE AS CHARLOTTE M. NARD, TRUSTEE

James W. [Signature]
Witness
[Signature]
Witness

STATE OF Illinois
COUNTY OF COOK

I, the undersigned a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT Charlotte M. Nard, TRUSTEE is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 12 day of Oct, 2012

[Signature]
Notary Public

My commission expires 07-05-2016



PROPERTY OF COOK COUNTY CLERK'S OFFICE

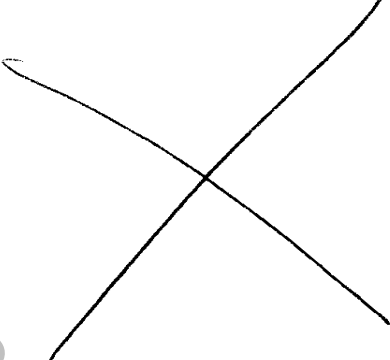
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MUNICIPAL TRANSFER STAMP (If Required) COOK COUNTY/ILLINOIS TRANSFER STAMP

Name & Address of Preparer:

FRANK P. DEC, Esq.
8940 Main Street
Clarence, NY 14031

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 OCT 12, 2012

Signature: X
Grantor or Agent

Subscribed and sworn to before me MABLE J. LAWRENCE

By the said Charlotte M. Nord
This 12, day of OCT, 2012
Notary Public Mable J. Lawrence



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 title to real estate under the laws of the State of Illinois.

Dated OCT 12, 2012

Signature: X
Grantee or Agent

Subscribed and sworn to before me MABLE J. LAWRENCE

By the said Charlotte M. Nord
This 12, day of OCT, 2012
Notary Public Mable J. Lawrence



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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EXHIBIT A
LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF PALOS HEIGHTS IN THE COUNTY OF COOK IN THE STATE OF IL:

PARCEL 1:

THAT PART OF LOT 4 IN THE VILLAS OF PALOS HEIGHTS, PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF THE NORTH 671.53 FEET (EXCEPT THE EAST 900 FEET THEREOF AND EXCEPT THE WEST 175 FEET OF THE NORTH 283 FEET THEREOF AND EXCEPT THAT PART TAKEN FOR HIGHWAY) OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE DUE WEST, ALONG THE SOUTH LINE OF SAID LOT 4, 27.38 FEET; THENCE NORTH 0 DEGREES 09 MINUTES 35 SECONDS WEST 20.30 FEET TO A POINT OF BEGINNING. THENCE CONTINUING NORTH 0 DEGREES 09 MINUTES 35 SECONDS WEST 38.85 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE SOUTH 89 DEGREES 50 MINUTES 25 SECONDS WEST, ALONG SAID EXTENSION AND CENTER LINE, 77.61 FEET TO AN INTERSECTION WITH THE CENTER LINE OF A PARTY WALL, THENCE SOUTH 0 DEGREES 31 MINUTES 41 SECONDS EAST, ALONG SAID CENTER LINE AND THE SOUTHERLY EXTENSION THEREOF, 38.85 FEET; THENCE NORTH 59 DEGREES 50 MINUTES 25 SECONDS EAST 72.36 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

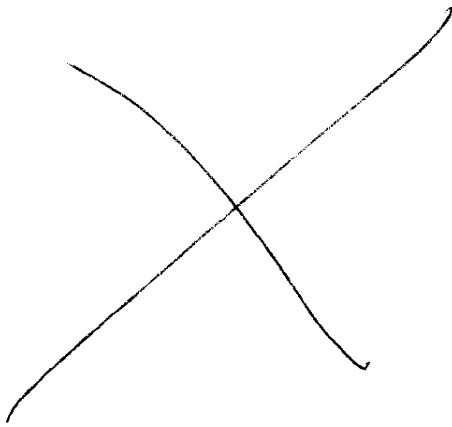
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE VILLAS OF PALOS HEIGHTS RECORDED JULY 1, 1991 AS DOCUMENT 94578976 AND FIRST SUPPLEMENTARY DECLARATION RECORDED NOVEMBER 7, 1994 AS DOCUMENT 94949073 AND BY DEED FROM THE CHICAGO TRUST COMPANY, A CORPORATION OF ILLINOIS AS TRUSTEE UNDER TRUST NUMBER 1098688 TO - RECORDED - AS DOCUMENT - FOR INGRESS AND EGRESS, IN COOK COUNTY ILLINOIS.

TAX ID NUMBER(S): 24312010750000

PROPERTY COMMONLY KNOWN AS: 404 FELDNER COURT, PALOS HEIGHTS, IL 60463

Property of Cook County Clerk's Office

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After Recording Return to:
TITLE SOURCE
Attn: RECORDING TEAM
662 WOODWARD AVENUE
DETROIT, MI 48226
File No. 56854368

Name & Address of Taxpayer:
CHARLOTTE M. NARD
404 FELDNER COURT
PALOS HEIGHTS, IL 60463

Tax ID No.: 24312010750000

EXHIBIT B

CERTIFICATION OF TRUST

The undersigned declare(s) under penalty of perjury under the laws of the State of ILLINOIS that the following is true and correct:

1. The Trust known as THE CHARLOTTE M. NARD TRUST DATED JUNE 5, 1995 AND RESTATED AUGUST 17, 2000, is a valid and existing trust.
The name(s) of the settlor(s) of the Trust is (are): CHARLOTTE M. NARD
The name(s) of the currently acting trustee(s) is (are): CHARLOTTE M. NARD
2. The trustee(s) of the Trust have the following powers (initial applicable line(s)):
 Power to acquire additional property.
 Power to sell and execute deeds.
 Power to encumber, and execute deeds of trust.
 Other: _____
3. The Trust is (check one): Revocable Irrevocable
The name of the person who may revoke the Trust is: CHARLOTTE M. NARD
4. The number of trustees who must sign documents in order to exercise the powers of the Trust is (are): _____, whose name(s) is (are): CHARLOTTE M. NARD
5. Title to Trust assets is to be taken as follows: CHARLOTTE M. NARD, TRUSTEE OF THE CHARLOTTE M. NARD TRUST DATED JUNE 5, 1995 AND RESTATED AUGUST 17, 2000
6. The Trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.
7. I (we) am (are) all of the currently acting trustees.
8. I (we) understand that I (we) may be required to provide copies of excerpts from the original Trust documents which designate the trustees and confer the power to act in the pending transaction.

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Dated: OCT 12, 2012

X
CHARLOTTE M. NARD, TRUSTEE

James W. Stebbins
Witness

[Signature]
Witness

STATE OF Illinois
COUNTY OF Cook

I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT Charlotte M. Nard TRUSTEE is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 12 day of Oct, 2012 MSZ

[Signature]
Notary Public

My commission expires 7-5-2016



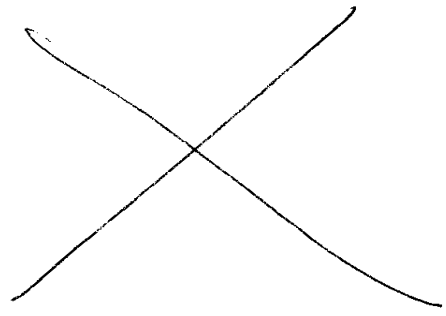
Cook County Clerk's Office

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X
Borrower

James W. Garland
Witness

Cathi Predt
Witness



STATE OF Illinois §
COUNTY OF COOK §

BEFORE ME, the undersigned Notary in and for the State of Illinois appeared Charlotte M. Nard who signed this instrument by his mark and executed said document voluntarily and with full knowledge of the importance and meaning of said document in the presence of witnesses Cathi Predt and JAMES W. GARLAND and

NOTARY STAMP/SEAL



Mable J. Lawrence
Notary Public

MABLE J. LAWRENCE
Notary Name Typed or Printed, Title

My commission expires: 07-05-2016

Description of Attached Document:

Title or Type of Document: Certification of Trust

Document Date: 10-12-12 Number of pages: _____

Signer(s) Other than typed above: _____



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