

UNOFFICIAL COPY



Doc#: 1329404027 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/21/2013 09:02 AM Pg: 1 of 3

Trustee's Deed

1412 WSA193152

PK 11

SV 17578853



Above Space for Recorder's Use Only

THE GRANTOR, UBS Trust Company, N.A., as Successor Trustee of the **GLADYS BAYSTER REVOCABLE LIVING TRUST DATED JULY 8, 2008**, of 500 Delaware Avenue, Suite 900, Wilmington, Delaware 19801, for and in consideration of (\$10.00) TEN DOLLARS and other good and valuable consideration, in hand paid, and pursuant to the power and authority given it as such Successor Trustee, **CONVEYS and QUITCLAIMS** to Thomas L. Heffernan and Shirley J. Heffernan, husband and wife, not as Tenancy by the Entirety, whose address is 1029 Bonnie Ave, Park Ridge IL 61068

but as Joint Tenants with Right of Survivorship

For value received, Grantor hereby grants, remises, and conveys unto Grantee, and to Grantee's heirs and assigns forever herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Cook, State of Illinois, described as follows:

See Attached - Legal

PIN: 09-27-306-145-1063

CKA: 44 Park Lane #236, Park Ridge IL 60068

Subject to covenants, conditions and restrictions of record, provided such matters do not materially prevent Grantee's full use, benefit and enjoyment of the property as a residential condominium, easements of record, and real estate taxes not yet payable but hereby releasing and waiving all rights under all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This conveyance is made without warranty, express or implied, and is made by UBS Trust Company, N.A., in its fiduciary capacity and on the condition that it shall have no liability in its individual capacity on any agreement, warranty or indemnity herein contained or implied. Any recourse under and by virtue of this deed shall be against the trust estate only.

REAL ESTATE TRANSFER 09/28/2013



COOK	\$122.50
ILLINOIS:	\$245.00
TOTAL:	\$367.50

09-27-306-145-1063 | 20130901606791 | 3BLE1U



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP

NO. 33717

BOX 333-CT

SY
P3
SN
SCY
INTA

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Dated this 23rd day of September, 2013

UBS Trust Company, N.A., as Successor Trustee of
the Gladys Bayster Revocable Living Trust dated
July 8, 2008

By: *Jane T. Monahan*
As Its: CHIEF TRUST OFFICER

STATE OF Delaware)
) ss:
COUNTY OF New Castle)

I, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Jane T. Monahan, personally known to me to be the Chief Trust Officer of UBS Trust Company, N.A., and personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that as the Chief Trust Officer, she signed and delivered the said instrument as the Chief Trust Officer of UBS Trust Company, N.A. as her free and voluntary act and deed of UBS Trust Company, N.A. as Trustee as aforesaid, for the uses and purposes therein set forth.

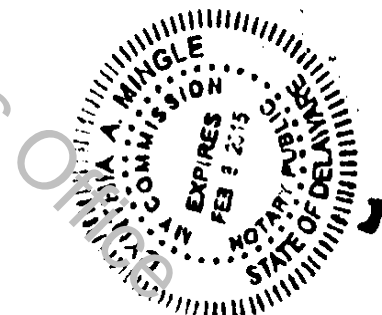
Given under my hand and official seal, this 23rd day of September, 2013.

Cynthia A. Mingle
Notary Public

Prepared by:
Matt Albrecht
415 N. LaSalle #403
Chicago, IL 60654

Mail to:
Guzaldo Law Offices
6650 North Northwest Highway, Suite 300
Chicago, IL 60631

Name and Address of Taxpayer:
Thomas L. Helfernan
44 Park Lane #236
Park Ridge IL 60068



UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1412 WSA193152 LP1
STREET ADDRESS: 44 PARK LANE #236
CITY: PARK RIDGE **COUNTY:** COOK
TAX NUMBER: 09-27-306-145-1063

LEGAL DESCRIPTION:**PARCEL 1:**

UNIT NUMBER 256 IS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF LOTS 2, 3 AND 4 IN ANN MURPHY ESTATE DIVISION OF LAND IN SECTION 27, AND SECTION 28, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF LOT 4 AFORESAID AND THE WEST LINE OF THE EAST 840.00 FEET OF LOTS 3 AND 4 AFORESAID (SAID INTERSECTION POINT AND POINT OF COMMENCEMENT BEING ASSIGNED COORDINATES OF 2000.00 NORTH AND 2000.00 EAST; AND THE SOUTH LINE OF THE NORTH 1/2 OF LOT 4 AFORESAID BEING ASSIGNED A BEARING OF SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE 124.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST (AT RIGHT ANGLES THERETO) 116.00 FEET TO A POINT HAVING COORDINATES 2116.00 NORTH AND 1876.00 EAST, SAID POINT BEING THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE CONTINUE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 361.00 FEET TO COORDINATES 2477.00 NORTH AND 1876.00 EAST; THENCE NORTH 65 DEGREES 46 MINUTES 20 SECONDS WEST 65.80 FEET TO COORDINATES 2504.00 NORTH AND 1816.00 EAST; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 4.00 FEET; THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST 67.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 186.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 85.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 127.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 115.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 141.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 140.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 122.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 347.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 70.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 120.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 44427, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22996722 AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 THROUGH THE COMMUNITY AREA AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR PARK LANE COMMUNITY ASSOCIATION RECORDED FEBRUARY 13, 1975 AS DOCUMENT NUMBER 22996721 AND AMENDED FROM TIME TO TIME AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 44427 TO JACK D. RUTHERFORD DATED JULY 15, 1976 AND RECORDED JULY 26, 1976 AS DOCUMENT 23573091 ALL IN COOK COUNTY, ILLINOIS