

# UNOFFICIAL COPY

## TRUSTEE'S DEED



Doc#: 1404429100 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/13/2014 03:41 PM Pg: 1 of 4

THIS TRUSTEE'S DEED made this 24 day of JANUARY, 2014, by and between Laura Zeman Martin, not individually, but as Trustee of the ROBERT I. ZEMAN, JR. ILLINOIS QUALIFIED PERSONAL RESIDENCE TRUST DATED DECEMBER 26, 2003 and as Trustee of the KATHLEEN A. ZEMAN ILLINOIS QUALIFIED PERSONAL RESIDENCE TRUST DATED DECEMBER 26, 2003, of the County of Cook, and State of Illinois, ("Grantor"), and ROBERT I. ZEMAN, JR. and KATHLEEN A. ZEMAN, husband and wife, as Tenants by the Entirety and not as Tenants in Common, whose address is 316 N. Ashland Avenue, Park Ridge, IL 60068

("Grantees"). WITNESSETH, that the Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), receipt and sufficiency whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor, as trustee of the above-described trusts, and of every other power and authority of the Grantor hereunto enabling, hereby CONVEYS and QUITCLAIMS unto the Grantees, as Tenants by the Entirety, all of the Grantor's right, title and interest in and to the following described real estate, situated in the County of Cook and State of Illinois, to wit:

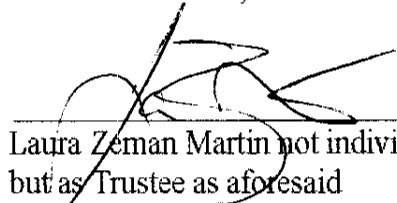
See Legal Description Exhibit "A" attached hereto and made part of.

Property Address: 316 N. Ashland Avenue, Park Ridge, IL 60068.

Permanent Index Number: 09-26-410-019-0000

EXEMPT UNDER PROVISIONS OF PARAGRAPH "E", SECTION 31-45 REAL ESTATE TRANSFER TAX LAW.

Dated: 1/24, 2014

  
\_\_\_\_\_  
Laura Zeman Martin not individually,  
but as Trustee as aforesaid



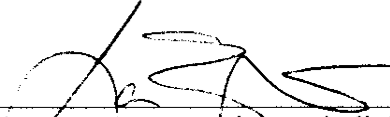
CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP

NO. 34156

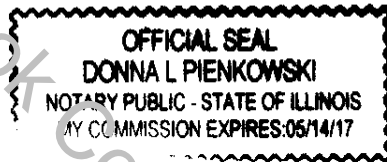
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TO HAVE AND TO HOLD the said premises together with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

In Witness Whereof, the undersigned aforesaid has hereunto set her hand this 27 day of January, 2014.

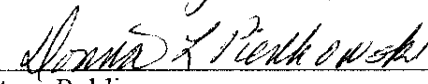
  
\_\_\_\_\_  
Laura Zeman Martin, not individually, but as  
Trustee of the ROBERT I. ZEMAN, JR.  
ILLINOIS QUALIFIED PERSONAL  
RESIDENCE TRUST DATED DECEMBER  
26, 2003 and as Trustee of the KATHLEEN A.  
ZEMAN ILLINOIS QUALIFIED PERSONAL  
RESIDENCE TRUST DATED DECEMBER  
26, 2003

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 Laura Zeman Martin, not individually, but as Trustee of the ROBERT I. ZEMAN, JR. ILLINOIS QUALIFIED PERSONAL RESIDENCE TRUST DATED DECEMBER 26, 2003 and as Trustee of the KATHLEEN A. ZEMAN ILLINOIS QUALIFIED PERSONAL RESIDENCE TRUST DATED DECEMBER 26, 2003, 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 27th day of January, 2014.

  
\_\_\_\_\_  
Notary Public

My commission expires: 05/14/2017

This instrument was prepared by  
and after recording return to:

Send subsequent tax bills to:

Valerie J. Freireich  
Chuhak & Tecson, P.C.  
30 South Wacker Drive, Suite 2600

Robert I. Zeman, Jr. and  
Kathleen A. Zeman  
316 N. Ashland Avenue

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Chicago, Illinois 60606

Park Ridge, IL 60068

## **EXHIBIT "A"** **LEGAL DESCRIPTION**

THE SOUTH 70 FEET OF LOT 22 AND THE NORTH 30 FEET OF LOT 23 IN BLOCK 1 IN PART OF PARK RIDGE IN PENNY AND MEACHAM'S SUBDIVISION OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 09-26-410-019-0000


Commonly known as: 316 N. Ashland Avenue, Park Ridge, IL 60068

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## STATEMENT BY GRANTOR AND GRANTEE

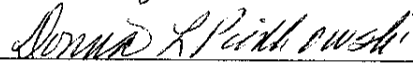
The Grantor or her agent affirms that, to the best of her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, an Illinois corporation or foreign corporation authorized to do business or acquire 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.

Date: 1/24/14

  
\_\_\_\_\_  
Laura Zeman Martin, Trustee

SUBSCRIBED and SWORN to before me this 24<sup>th</sup> day of January, 2014.



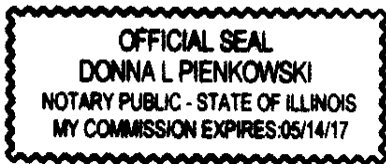
  
\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires: 05/14/2017

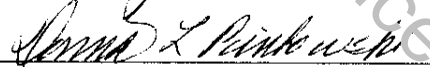
The Grantee or their agent affirms that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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.

Date: 1-28-14

  
\_\_\_\_\_  
Kathleen A. Zeman

SUBSCRIBED and SWORN to before me this 24<sup>th</sup> day of January, 2014.



  
\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires: 05/14/2017

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 5 of the Illinois Real Estate Transfer Act.]