



1st AMERICAN TITLE order # 2551897

Doc#: 1421010039 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/29/2014 11:38 AM Pg: 1 of 3

TRUSTEE'S DEED

This Trustee's Deed made and executed on the 10th day of July, 2014, by John M. Simko, not individually, but as Successor Trustee to Ruth E. Simko, under the provisions of a Trust Agreement dated November, 27, 2006, and known as the Ruth E. Simko Trust, whose address is 210 N. Greenwood Ave, Park Ridge, Illinois, hereinafter called the Grantor, to Mariel C. Iverson, whose address is 616 Cannonball Drive, Grayslake, Illinois, hereinafter called the Grantee:

(Wherever used herein the term "Grantor" and Grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees, wherever the context so admits or requires.)

Witnesseth: That the said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and confirm unto the Grantee all that certain land situate in Cook County, State of Illinois, to-wit:

Lot 19(except the north 12 1/2 feet thereof) and all of Lot 20 in Block 4 of Ira Brown's Addition to Park Ridge in Section 26, Township 41North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: General Real Estate taxes for 2014 and subsequent years; Covenants, Conditions and Restrictions of Record and Building Lines and Easements, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same, in fee, simple forever.

And the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

210 N. Greenwood Ave, Park Ridge, IL 60068
09-26-312-026-0000

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P B
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INT AB

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, duly authorized, the day and year first written above.

John M. Simko, Trustee
Grantor

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, John M. Simko, successor Trustee of the Ruth E. Simko Trust, 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 instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 10th day of July, 2014.

[Handwritten Signature]

Notary Public



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 34654



Prepared by: John M. Simko
PO Box 763
Crystal Lake, IL 60039

MAIL TO: Joseph F. Delaney
11 S Dunton
Arlington Hts IL
60005

SEND SUBSEQUENT TAX BILLS TO:
M. IVERSON
210 N. Greenwood Ave
Park Ridge IL 60068

REAL ESTATE TRANSFER TAX 15-Jul-2014



COUNTY: 123.50
ILLINOIS: 247.00
TOTAL: 370.50

EXHIBIT A
UNOFFICIAL COPY

LEGAL DESCRIPTION

Legal Description: LOT 19(EXCEPT THE NORTH 12 1/2 FEET THEREOF) AND ALL OF LOT 20 IN BLOCK 4 IN IRA BROWNS ADDITION TO PARK RIDGE IN SECTION 26, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 09-26-312-026-0000 Vol. 0093

Property Address: 210 North Greenwood Avenue, Park Ridge, Illinois 60068

Property of Cook County Clerk's Office