

UNOFFICIAL COPY

Trustee's Deed

THIS DOCUMENT WAS PREPARED

BY:

Margot Gordon
Monahan Law Group, LLC
55 West Monroe Street
Suite 3700
Chicago, IL 60603



Doc#: 1434419071 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/10/2014 12:28 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:

Margot Gordon
Monahan Law Group, LLC
55 West Monroe Street
Suite 3700
Chicago, IL 60603

SEND TAX NOTICES TO:

Wendie L. Rose, Trustee
2380 Ridge Road
Highland Park, IL 60035

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

TRUSTEE'S DEED

THIS INDENTURE, made this 20th day of November, 2014, between Wendie L. Rose, of the City of Highland Park, County of Lake, State of Illinois, not individually but solely as Successor Trustee of the Ann H. Rose Trust dated September 8, 1986, GRANTOR, and Wendie L. Rose, of the City of Highland Park, County of Lake, State of Illinois, as Trustee of the Wendie L. Rose Exempt Descendant Trust, GRANTEE.

WITNESSETH, that Grantor, in consideration of the sum of Ten and 00/100 Dollars (\$10.00), receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee, and of every other power and authority the Grantor hereunto enabling, does hereby CONVEY and WARRANT unto the Grantee, in fee simple, the following described Real Estate situated in the County of Cook and State of Illinois to wit: (See page 2 for legal description), together with the tenements and appurtenances thereunto belonging or in any wise appertaining SUBJECT TO: (See page 2 for subject to).

PERMANENT REAL ESTATE INDEX NUMBER(S): 08-24-100-013-0000

ADDRESS OF REAL ESTATE: 877 Elmhurst Road, Des Plaines, Illinois 60018

IN WITNESS WHEREOF, the Grantor, as Trustee as aforesaid, has hereunto set her hand and seal the day and year first above written.

Wendie L. Rose (SEAL)
Wendie L. Rose, Trustee of the Ann H. Rose Trust

State of Illinois, County of COOK ss.

I, the undersigned, a Notary Public in and for such County, in the State aforesaid, DO HEREBY CERTIFY that Wendie L. Rose, as Successor Trustee of the Ann H. Rose 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 she signed, sealed and delivered such 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 20th day of November, 2014

Commission expires: May 2, 2015

Marcy Pollan
NOTARY PUBLIC



Exempt deed or instrument
eligible for recordation
without payment of tax.

S. Brown 12/3/14
City of Des Plaines

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Legal Description

remises commonly known as: 877 Elmhurst Road, Des Plaines, Illinois 60018

(SEE ATTACHED)

SUBJECT TO: Any covenants, conditions and restrictions of record.

The conveyance of this property is exempt from the imposition of transfer tax in accordance with 35 ILCS 200/31-45(e).

Margot Suler Date 11/25/19
attorney, Agent

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

10-Dec-2014



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

08-24-100-013-0000 | 20141101647613 | 2-017-593-984

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Legal Description

PARCEL 1:

THAT PART OF THE WEST 1/2 OF THE NORTH WEST 1/4 (EXCEPT THE SOUTH 34 ACRES THEREOF) OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF THE NORTH WEST 1/4 OF SAID SECTION 24; THENCE SOUTHWARD ALONG THE WEST LINE OF THE NORTH WEST 1/4 OF SAID SECTION 24, SOUTH 1 DEGREE 28 MINUTES 48 SECONDS EAST A DISTANCE OF 803.01 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWARD ALONG THE SAID WEST LINE, SOUTH 1 DEGREE 28 MINUTES 48 SECONDS EAST, A DISTANCE OF 100 FEET; THENCE NORTH 89 DEGREE 30 MINUTES 00 SECONDS EAST, A DISTANCE 184.96 FEET; THENCE NORTH 1 DEGREE 25 MINUTES 01 SECONDS WEST, A DISTANCE OF 100 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 185.07 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL AFORESAID AS CREATED BY THE TRUSTEE'S DEED DATED 5/10/65 AND RECORDED 6/4/65 AS DOCUMENT 19465312 FOR INGRESS AND EGRESS AND PASSAGE OVER THE PREMISES DESCRIBED AS FOLLOWS: THAT PART OF THE WEST 1/2 OF THE NORTH WEST 1/4 (EXCEPT THE SOUTH 34 ACRES THEREOF) OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN COMMENCING AT THE NORTH WEST CORNER OF THE NORTH WEST 1/4 OF SAID SECTION 24; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID SECTION 24 SOUTH 1 DEGREE 28 MINUTES 48 SECONDS EAST, A DISTANCE OF 903.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 184.96 FEET; THENCE SOUTH 1 DEGREE 25 MINUTES 01 SECONDS EAST A DISTANCE OF 20 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 184.94 FEET TO A POINT ON THE WEST LINE OF SECTION 24; THENCE NORTHWARD ALONG THE SAID WEST LINE OF SECTION 24, NORTH 1 DEGREE 28 MINUTES 48 SECONDS WEST, A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART DEDICATED FOR THE PUBLIC ROADWAY PRIOR TO THE GRANT OF SAID EASEMENT) IN COOK COUNTY, ILLINOIS.

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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 December 10, 2014

Signature: Margot Soden
Grantor or Agent

Subscribed and sworn to before me
this 10 day of December, 2014

[Signature]
Notary Public



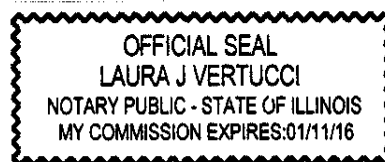
The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date December 10, 2014

Signature: Margot Soden
Grantor or Agent

Subscribed and sworn to before me
this 10 day of December, 2014

[Signature]
Notary Public



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.)