



QUIT CLAIM DEED

THE GRANTOR

ROSE MARIE MISCHKE, A WIDOW
22 PARK LANE, #117, PARK RIDGE, IL.
60068

Doc#: 1513256074 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/12/2015 01:13 PM Pg: 1 of 5

(The Above Space for Recorder's Use Only)

of the City of PARK RIDGE, County of COOK, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY AND QUIT CLAIM to THE GRANTEE

ROSE MARIE MISCHKE TRUSTEE OF THE ROSE MARIE MISCHKE TRUST DATED APRIL 27, 2015

the following described Real Estate situated in the County of COOK, in the State of Illinois, to-wit (See attached for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever. SUBJECT TO: General Real Estate Taxes for 2014 2nd installment and subsequent years, building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record. See Attached Trust Powers - Exhibit B

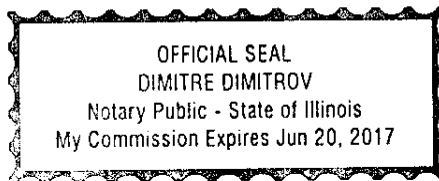
Property Index Number (PIN): 09-27-306-16 -1033 / 09-27-306-161-1106 / 09-27-306-161-1111
Address of Real Estate: 125 Boardwalk Place, Unit A-125, G-14, G-19, Park Ridge, IL 60068

DATED this 27th Day of April, 2015

Signature of Rose Marie Mischke (SEAL) and blank line for signature (SEAL)
ROSE MARIE MISCHKE

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that

ROSE MARIE MISCHKE



Place Seal Here

Personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they, signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27th day of April, 2015.

Commission expires JUNE 20, 2017

Signature of Notary Public
NOTARY PUBLIC

This instrument was prepared by: John Graf, 175 E. Hawthorn Pkwy., Suite 158, Vernon Hills, IL 60061



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
No. 40624

# UNOFFICIAL COPY

## Legal Description

of premises commonly known as **125 Boardwalk Place, Unit A-125, G-14, G-19, Park Ridge, IL 60068**

SEE ATTACHED EXHIBIT A

**Send Subsequent Tax Bills to:**  
**Rose Marie Mischke**  
**22 Park Lane, #117, Park Ridge, IL 60068**

**Mail to:**

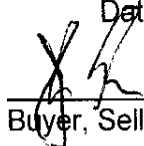
**John Graf**  
**Attorney at Law**  
**175 E. Hawthorn Parkway, Suite 158**  
**Vernon Hills, IL 60061**

Property Of Cook County Clerk's Office

Exempt under Provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

4/27/15

Date

  
Buyer, Seller or Representative

# UNOFFICIAL COPY

Exhibit A

Legal Description for Unit A-125-103 and Unit A-125-G14, 125 Boardwalk Place, Park Ridge, Illinois

Unit No. A-125-103 and A-125-G14<sup>w/G14</sup> in the Boardwalk Of Park Ridge Condominium as delineated on a survey of following described real estate: Part of the Southwest Quarter of Section 27, Township 41 North, Range 12, East of the Third Principal Meridian, and part of Lots 1 to 4 in Ann Murphy Estate Division of Land in Sections 27 and 28, aforesaid, in Cook County, Illinois, which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document 24558782, as amended from time to time, together with its undivided percentage interest in the common elements.

PIN # 09-027-306-161-1083-0000 (Unit A-125-103)

09-027-306-161-1106-0000 (Unit A-125-G-14)

09-027 306 161 1111 Unit A-125-G14

Address of Property

125 Boardwalk Place #103,

Garage Unit A-125-G14 & 125-G19

Park Ridge, Illinois 60068

Property of Cook County Clerk's Office

Prepared By: John Grist, Esq.  
175 E. Hawthorn Pkwy #158  
Vernon Hills, IL

60061

# UNOFFICIAL COPY

Exhibit B

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

FULL POWER AND AUTHORITY is hereby granted to said trust to improve manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alley and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion, by leases to commence *in praesenti or futuro*, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or a part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to portion or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other consideration as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of delivery thereof, the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

# UNOFFICIAL COPY

## 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 land trust is either a. natural person, and 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 4-27, 2015 Signature: Rose Marie Mischke  
Grantor or Agent

Subscribed and sworn to before  
Me by the said ROSEMARIE MISCHKE  
this 27<sup>th</sup> day of April,  
2015.



NOTARY PUBLIC Dimitre Dimitrov

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 entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 4-27-, 2015 Signature: Rose Marie Mischke  
Grantee or Agent

Subscribed and sworn to before  
Me by the said ROSEMARIE MISCHKE  
This 27<sup>th</sup> day of April,  
2015.



NOTARY PUBLIC Dimitre Dimitrov

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)