



Doc#: 1520429004 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/23/2015 09:58 AM Pg: 1 of 4

Mail Tax Bills to:  
Nancy J. Ribordy  
1117 W. Armitage Ave., #2W  
Chicago, IL 60614

### DEED INTO TRUST

THIS INSTRUMENT WITNESSETH that **NANCY J. RIBORDY**, of 1117 W. Armitage Ave., #2, Chicago, IL 60614 ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys and transfers to **NANCY J. RIBORDY, as Trustee of the Nancy J. Ribordy 2014 Revocable Trust dated December 22, 2014**, the following described real estate in Cook County, Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index No. 14-32-400-109-1003

In the event of the resignation or incapacity of Nancy J. Ribordy, then Scott T. Ribordy, shall become Trustee, without any further act, deed or conveyance vested with all the title, right and interest in and to the real estate herein described. If Scott T. Ribordy should be unable to serve, Cheryl A. Blakey shall serve as trustee, followed by Mark D. Ribordy in the event Cheryl cannot serve. Full power and authority is hereby granted to said Trustee and to said Trustee's successor and successors in trust to mortgage, sell and convey such real estate.

In no case shall any party dealing with such Trustee in relation to the real estate or to whom the real estate or any part thereof shall be sold or conveyed be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, trust deed, or other instrument executed by the Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance or other instrument:

- (a) That at the time of the delivery thereof the trust created by the Trust Agreement was in full force and effect;
- (b) That such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this deed and in the Trust Agreement or in any amendment thereof and binding upon all beneficiaries thereunder;

[SIGNATURE BLOCK IS ON THE FOLLOWING PAGE]

- (c) That the Trustee or his/her successor or successors in trust were duly authorized and empowered to execute and deliver every such deed, trust deed or other instrument; and

CCRD REVIEWED 

City of Chicago  
Dept. of Finance  
**691732**



Real Estate  
Transfer  
Stamp

**\$0.00**

7/23/2015 9:20

dr00764

Batch 10,250.825

# UNOFFICIAL COPY

(d) If the conveyance is made by or to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all of the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessors in trust.

Neither the Trustee nor her successor or successors in trust shall be personally liable upon any conveyance of the real estate, either by deed or mortgage. Any successor Trustee shall possess all of the powers herein granted to the original Trustee in the absence, death or inability to act on the part of such Trustee, and any conveyance or mortgage by such successor Trustee shall be conclusive evidence of such Trustee's authority to execute such deed or mortgage.

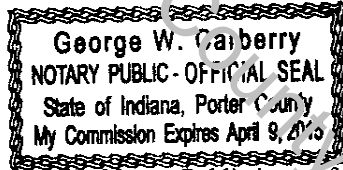
IN WITNESS WHEREOF, the Grantors have set their hands and seals this 18 day of February, 2015.

Nancy Ribordy  
NANCY J. RIBORDY

**EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT SEC. 4, PARAGRAPH E AND COOK COUNTY ORD. 93104, PARAGRAPH E**

Date: Feb. 18, 2015 Signature: Nancy Ribordy  
Nancy J. Ribordy

STATE OF INDIANA )  
                                  )SS:  
COUNTY OF LAKE )



Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Nancy J. Ribordy, and acknowledged her execution of the foregoing Deed into Trust as their voluntary act and deed for the uses and purposes therein set forth.

18 IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this day of February, 2015.

George W. Carberry  
GEORGE W. CARBERRY, Notary Public

My Commission Expires: 4/09/2015  
County of Residence: Porter

I affirm under the penalties for perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. George W. Carberry

This Instrument prepared by and please return to: George W. Carberry, Attorney at Law, 9191 Broadway, Merrillville, IN 46410

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## EXHIBIT A

### LEGAL DESCRIPTION

**PARCEL 1: UNIT 2W IN THE 1117 WEST ARMITAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOTS 129 AND 130 IN WEBSTER AND OTHER'S SUBDIVISION OF LOT 3 IN BLOCK 9 OF SHEFFIELD'S ADDITION ALSO THE NORTH PART OF LOT 2 IN BLOCK 9 OF SHEFFIELDS ADDITION TO CHICAGO IN SECTIONS 29, 31, 32 AND 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-3 AND S-2, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010093633.**

Property of Cook County Clerk's Office

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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 7/20, 2015

Signature: Nancy Ruboff  
Grantor or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 20 day of July, 2015  
Notary Public Alice Anne Cole



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 7/20, 2015

Signature: Nancy Ruboff  
Grantee or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 20 day of July, 2015  
Notary Public Alice Anne Cole



**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.)