



Doc#: 1527928000 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/06/2015 10:40 AM Pg: 1 of 7

**QUIT CLAIM DEED
(Individual to Individual)**

60645925-3134787

MAIL TO: Rec 1st

BRIAN J. MURPHY
1105 S. Rose Ave.
Park Ridge, IL 60068

NAME & ADDRESS OF TAXPAYER:

Brian J. Murphy and Mary Susan O'Nan
1105 S. Rose Ave.
Park Ridge, IL 60068

The Grantor, Mary Susan O'Nan, also known as M. Susan O'Nan, divorced and not remarried, of the County of Cook and State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS in hand paid, CONVEYS and QUIT CLAIMS to:

Brian J. Murphy
1105 S. Rose Ave.
Park Ridge, IL 60068

When Recorded Return to:
Indecomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108

80075213

the following described Real Estate situated in the County of Cook, in the State of ILLINOIS to-wit:

PARCEL 1: THE NORTH 123 FEET OF THE SOUTH 398 1/2 FEET, MEASURED ON THE WEST LINE THEREOF, OF THAT PART LYING EAST OF THE WEST 157 FEET, MEASURED ON THE SOUTH LINE THEREOF, OF THE WEST 1/2 OF THAT PART OF LOT 8, IN THE COUNTY CLERK'S DIVISION, IN THE SOUTH EAST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE, 1491.99 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 34, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1, FOR INGRESS AND EGRESS, AS A PRIVATE ROAD, CREATED BY THE DECLARATION MADE BY KATHLEEN M. HALLOWAY, DATED FEBRUARY 23, 1953, AND RECORDED FEBRUARY 25, 1953, AS DOCUMENT NUMBER 15553318, AND EASEMENT FOR INGRESS AND EGRESS, INSTALLING, ADDING, MAINTAINING, REPAIRING AND REPLACING A WATER AND SEWER PIPE OR PIPES, AND FOR DRILLING A WELL OR WELLS, INSTALLING PUMPS, PRESSURE TANKS, STORAGE TANKS AND OTHER EQUIPMENT, AS CREATED BY THE AGREEMENT MADE BY ROSE AVENUE PROPERTY OWNERS ASSOCIATION, AS DATED AUGUST 19, 1955, AND RECORDED MAY 11, 1956, AS DOCUMENT NUMBER 16577378, OVER, ACROSS AND WITHIN THE PREMISES DESCRIBED AS FOLLOWS, TO WIT:

THOSE PARTS OF THE WEST 1/2 OF THAT PART OF LOT 8, AFORESAID, LYING WEST OF A LINE, 1491.99 FEET, WEST OF AND PARALLEL TO THE EAST LINE OF THE SAID SOUTH EAST 1/4 OF SECTION 34, DESCRIBED AS FOLLOWS:

S yes
P 760
S N
M N
SC yes
E yes
INT aw

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(A): COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 8, 97 FEET EAST OF THE SOUTH WEST CORNER OF SAID LOT 8; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO A POINT ON A LINE, 145.5 FEET, NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 8; AND 137 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 8; THENCE NORTH ALONG A LINE, 137 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 8, TO A POINT ON A LINE, 60 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 8; THENCE WEST ALONG THE SAID LAST MENTIONED PARALLEL LINE, A DISTANCE OF 10 FEET; THENCE NORTH ALONG A LINE, 127 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 8, A DISTANCE OF 60 FEET, TO THE NORTH LINE OF THE SAID LOT; THENCE EAST ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 60 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 8, A DISTANCE OF 60 FEET; THENCE WEST ALONG A LINE, PARALLEL TO THE NORTH LINE OF SAID LOT, A DISTANCE OF 10 FEET; THENCE SOUTH ALONG A LINE, 177 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SAID LOT, TO A POINT ON A LINE, 138.88 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SAID LOT; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE, TO A POINT ON THE SOUTH LINE OF SAID LOT 8, 157 FEET EAST OF THE SOUTH WEST CORNER OF THE SAID LOT; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 8, TO THE POINT OF BEGINNING, (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1, AFORESAID, AND EXCEPT THAT PART THEREOF FALLING IN THAT PART OF SAID LOT 8, IN THE COUNTY CLERK'S DIVISION, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH WEST CORNER OF LOT 8, AFORESAID; THENCE SOUTH, 4.17 FEET ALONG THE WEST LINE OF SAID LOT 8; THENCE EAST, 310.21 FEET; THENCE NORTH, 5.42 FEET TO THE NORTH LINE OF SAID LOT 8; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 8, TO THE POINT OF BEGINNING);

(B): THE NORTH 20 FEET OF THE SOUTH 429.65 FEET, LYING EAST OF THE WEST 177 FEET;

(C): THE NORTH 20 FEET OF THE SOUTH 561.53 FEET, LYING EAST OF THE WEST 177 FEET; ALL IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 09-34-400-075-0000

Common Address: 1105 S. Rose Avenue, Park Ridge, Illinois 60068

Dated this 11th day of September, 2015.

Mary Susan O'Nan
MARY SUSAN O'NAN, Grantor

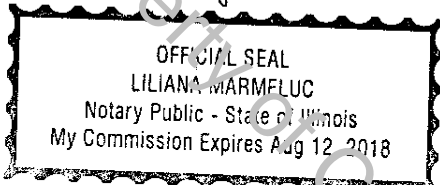
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State of Illinois)
County of Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARY SUSAN O'NAN, also known as M. Susan O'Nan, divorced and not remarried, 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 (s)he signed, sealed and delivered the said instrument as his/her 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 seal, this 11th day of September, 2015.

Commission expires: August 12, 2018.



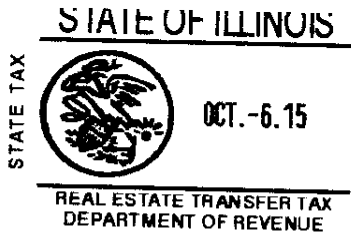
Liliana Marmeluc
NOTARY PUBLIC *Liliana Marmeluc*

THIS INSTRUMENT WAS PREPARED BY:

KIRSH & ASSOCIATES, LTD.
180 North LaSalle Street
Suite 3700
Chicago, Illinois 60601
(312) 981-0109

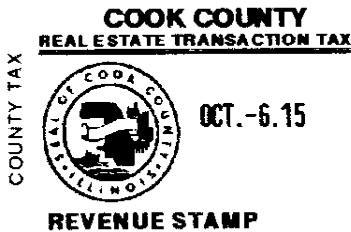


CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 41120



REAL ESTATE TRANSFER TAX
0043250
FP 103037

0000025362



REAL ESTATE TRANSFER TAX
0021625
FP 103042

0000025310

Property of Cook County Clerk's Office

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AFFIDAVIT - PLAT ACT

RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

ss

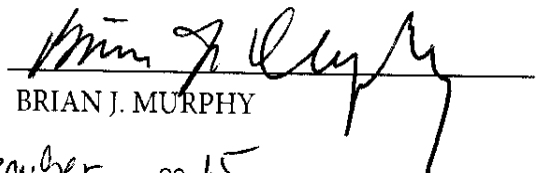
COUNTY OF COOK)

BRIAN J. MURPHY, being duly sworn on oath, states that he resides at 1105 S. Rose Ave. Park Ridge, IL 60068 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

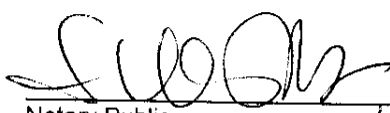
- ① The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision, which does not involve any new streets or easements of access.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.


 BRIAN J. MURPHY

SUBSCRIBED AND SWORN to before me this 11th day of September, 2015


 Notary Public
 My commission expires: 08/12/2018



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EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 00-34-400-075-0000

Land Situated in the County of Cook in the State of IL

Parcel 1:

The North 123 feet of the South 398.76 feet, measured on the West line thereof, of that part lying East of the West 157 feet, measured on the South line thereof, of the West 1/2 of that part of Lot 8, in the County Clerk's Division, in the South East 1/4 of Section 34, Township 41 North, Range 12 East of the Third Principal Meridian, Lying West of a line, 1491.99 feet West of and parallel with the East line of the South East 1/4 of said Section 34, in Cook County, Illinois.

Parcel 2:

Easement for the Benefit of Parcel 1, for ingress and egress, as a private road, created by the declaration made by Kathleen M. Halloway, dated February 23, 1953, and recorded February 25, 1953, as document Number 15553318, and easement for ingress and egress, installing, adding, maintaining, repairing and replacing a water and sewer pipe or pipes and for drilling a well or wells, installing pumps, pressure tanks, storage tanks and other equipment, as created by the agreement made by Rose Avenue Property Owners Association, as dated August 19, 1955, and recorded May 11, 1956, as Document number 16577378, over across and within the premises described as follows, to wit: Those parts of the West 1/2 of that part of Lot 8, aforesaid, lying West of a line, 1491.99 feet, West of and parallel to the East line of the said South East 1/4 of Section 34, described as follows:

(A): Commencing at a point on the South line of said Lot 8, 97 feet East of the South West corner of said Lot 8L thence Northeasterly along a straight line to a point on a line, 145.5 feet, North of and parallel to the South line of said Lot 8, and 137 feet East of and parallel to the West line of said Lot 8, Thence North along a line, 137 feet East of and parallel to the West line of said Lot 8, to a point on a line, 60 feet South of and parallel to the North line of said Lot 8, thence West along the said last mentioned parallel line, a distance of 10 feet, thence North along a line, 127 feet East of and parallel to the West line of said Lot 8, a distance of 60 feet, to the North line of the said lot, thence East along the North line of said Lot, a distance of 60 feet, thence South along a line parallel to the West line of said Lot 8, a distance of 60 feet; thence West along a line, parallel to the North line of the said Lot, a distance of 10 feet; thence South along a line, 177 feet East of and parallel to the West line of the said Lot, to a point on a line, 138.88 feet North of and parallel to the South line of the said Lot; thence Southwesterly along a straight line to a point on the South line of said Lot 8, 157 feet East of the South West corner of the said Lot; thence West along the South line of said Lot 8, to the point of beginning, (except that part the HF falling in Parcel 1, aforesaid, and except that part thereof falling in that part of said Lot 8, in the County Clerk's Division, described as follows: Commencing at the North West corner of Lot 8, aforesaid; thence South, 4.17 feet along the West line of said Lot 8; thence East, 310.21 feet; thence North, 5.42 feet to the North line of

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said Lot 8; thence West along the North line of said Lot 8, to the point of beginning);

(B): The North 20 feet of the South 429.65 feet, lying East of the West 177 feet;

(C): The North 20 feet of the South 561.53 feet, lying East of the West 177 feet; all in Cook County, Illinois.

The property address and tax parcel identification number listed are provided solely for informational purposes.

Commonly known as: 1105 S ROSE AVE, PARK RIDGE, IL 60068



U05525968

1371 9/21/2015 80075213/1

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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.

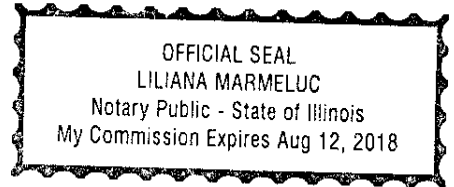
Dated September 11, 2015.

Signature: Mary Susan O'Neil
Grantor or Agent

Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the said, MARY SUSAN O'Neil, this 11th day of September, 2015.

Notary Public: Liliana Marmeluc
Liliana Marmeluc



The GRANTEE 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.

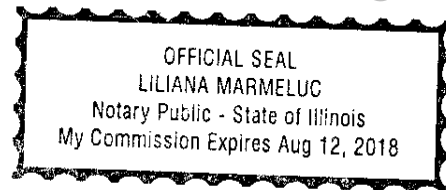
Dated September 11, 2015.

Signature: Brian J. Murphy
Grantee or Agent

Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the said, BRIAN J MURPHY, this 11th day of September, 2015.

Notary Public: Liliana Marmeluc
Liliana Marmeluc



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)