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Doc# 1725406017 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/11/2017 10:18 AM PG: 1 OF 4

QUITCLAIM DEED ILLINOIS STATUTORY

Grantor, DENISE M. BUSA, a single woman, not personally, but as Sole Successor Trustee of the MARIA J. BUSA TRUST DATED OCTOBER 14, 2004, of the Village of Glenview, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, conveys and quitclaims to DENISE M. BUSA, a single woman, of the Village of Glenview, County of Cook, State of Illinois, the trust's entire interest in the following described real property in the County of Cook, State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

Parcel Identification Number: 04-35-314-041-1017

Commonly known as: Unit A-207, 702 Waukegan Rd., Glenview, IL 60025

Executed at Northbrook, Illinois on the 29 day of August 2017.

DENISE M. BUSA, Grantor, as trustee
of the MARIA J. BUSA TRUST dated
October 14, 2004

This transaction is exempt under 35 ILCS 200/31-45(e) of the Real Estate Transfer Act.

Date: 8/29/2017 By: Mary L. Lurvey, agent

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STATE OF ILLINOIS)

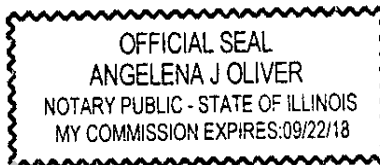
) ss.

COUNTY OF COOK)

I, the undersigned, a Notary Public, DO HEREBY CERTIFY that DENISE M. BUSA, 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 the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of August, 2017.

Angelena J Oliver
Notary Public



Document Prepared by:

The Wochner Law Firm
707 Skokie Blvd., Ste. 500
Northbrook, Illinois 60062

After Recording Mail To:

The Wochner Law Firm
707 Skokie Blvd., Suite 500
Northbrook, Illinois 60062

Mail Tax Bills To:

Ms. Denise M. Busa
702 Waukegan Rd., Unit A-207
Glenview, IL 60025

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Exhibit "A" – Legal Description

UNIT NUMBER A-207 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE

A PARCEL OF LAND, BEING PART OF LOT 2 IN ORCHARD GARDENS SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MARCH 16, 1959 AS DOCUMENT NO. 1849370, WHICH PARCEL OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, AND RUNNING, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 359.25 FEET TO A POINT; THENCE NORTH ALONG A STRAIGHT LINE, PERPENDICULAR TO SAID SOUTH LINE OF LOT 2, A DISTANCE OF 25 FEET TO A POINT OF BEGINNING FOR THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 149.91 FEET TO A POINT WHICH IS 164.12 FEET NORTH (MEASURED PERPENDICULAR TO SAID SOUTH LINE OF LOT 2) AND 415.10 FEET WEST (MEASURED ALONG SAID SOUTH LINE OF LOT 2) FROM AFORESAID SOUTHEAST CORNER OF LOT 2; THENCE NORTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 110.79 FEET TO A POINT WHICH IS 242.46 FEET NORTH (MEASURED PERPENDICULAR TO SAID SOUTH LINE OF LOT 2) AND 376.76 FEET WEST (MEASURED ALONG SAID SOUTH LINE OF LOT 2) FROM AFORESAID SOUTHEAST CORNER OF LOT 2; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF LOT 2, A DISTANCE OF 97.12 FEET; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 70.54 FEET TO A POINT WHICH IS 192.58 FEET NORTH (MEASURED PERPENDICULAR TO SAID SOUTH LINE OF LOT 2) AND 189.76 FEET WEST (MEASURED ALONG SAID SOUTH LINE OF LOT 2) FROM AFORESAID SOUTHEAST CORNER OF LOT 2; THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF LOT 2, A DISTANCE OF 142.58 FEET, TO A POINT 50.0 FEET NORTH OF SAID SOUTH LINE; THENCE WEST ALONG A LINE PERPENDICULAR TO SAID LAST DESCRIBED LINE, A DISTANCE OF 32.00 FEET; THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF LOT 2, A DISTANCE OF 25.00 FEET; THENCE WEST ALONG A LINE 25.00 FEET NORTH FROM AND PARALLEL WITH SOUTH LINE OF LOT 2 AFORESAID, A DISTANCE OF 137.49 FEET TO THE POINT OF BEGINNING; in Cook County, Illinois which said survey is attached as Exhibit A to a certain Declaration of Condominium Ownership made by the Amalgamated Trust & Savings Bank, as Trustee under a certain Trust Agreement dated January 29, 1975 and known as Trust No. 2805, and registered in the Office of the Cook County Registrar of Titles as Document No. 2885260, together with an undivided 2.49% interest in said Parcel (excepting from said Parcel all property and space comprising all the Units thereon as defined and set forth in said Declaration of Condominium Ownership and survey).

Grantor furthermore expressly grants to the Grantees, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration, and the rights and easements set forth in other Declarations of Condominium Ownership made by Amalgamated Trust & Savings Bank, as Trustee under Trust No. 2805 whether heretofore or hereafter registered affecting other premises owned by said Trust adjacent to the above described property and the easements for drive ingress and egress, set forth in a certain Declaration of Easement heretofore registered as Document No. 288525.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 8 | 29 | 2017

SIGNATURE: Mary L. Turney, agent
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

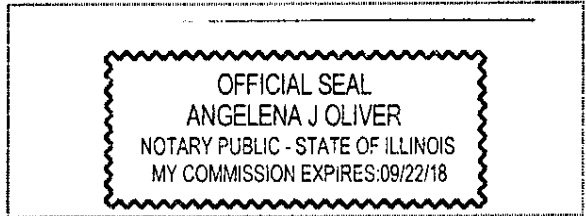
Subscribed and sworn to before me, Name of Notary Public: Angelena J. Oliver

By the said (Name of Grantor): Mary L. Turney

On this date of: 8 | 29 | 2017

NOTARY SIGNATURE: Angelena J. Oliver

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 8 | 29 | 2017

SIGNATURE: Mary L. Turney, agent
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

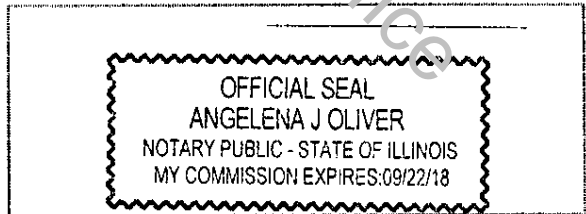
Subscribed and sworn to before me, Name of Notary Public: Angelena J. Oliver

By the said (Name of Grantee): Mary L. Turney

On this date of: 8 | 29 | 2017

NOTARY SIGNATURE: Angelena J. Oliver

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 Act: (35 ILCS 200/Art. 31)**)