

UNOFFICIAL COPY

This document was prepared by:

Denise R. Kaplan, Esq.
Rivkin & Rivkin, LLC
440 Milwaukee Ave., Suite 200
Lincolnshire, IL 60069



Doc# 1726829126 Fee \$46.25
RHSP FEE: \$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 09/25/2017 04:52 PM PG: 1 OF 4

AFTER RECORDING, MAIL TO:

RIVKIN & RIVKIN, LLC
475 Half Day Rd., Suite 100
Lincolnshire, IL 60069

DEED IN TRUST

MARY JUDITH AULD, divorced and not since remarried ("Grantor"), of the City of Park Ridge, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto MARY JUDITH AULD, or her successors in trust, as trustee of the MARY JUDITH AULD 2017 DECLARATION OF TRUST, dated August 16, 2017 ("Grantee"), all rights, title, and interest in and to the following described real estate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

Address of Property: 209 South Vine Avenue, #3B, Park Ridge, Illinois 60068

Permanent Index Number: 09-35-216-050-1007

Address of Grantee: 209 South Vine Avenue, #3B, Park Ridge, Illinois 60068

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.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set in hand and sealed this 16 day of Aug., 2017.

(SEAL)

MARY JUDITH AULD



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 43730

S Y
P 4-LL
S N
M Y
SC Y
E N
INT 9/16

UNOFFICIAL COPY

EXHIBIT A

PARCEL 1:

UNIT NUMBER 3B IN THE RIDGE SQUARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 2, THE NORTHWESTERLY 50 FEET OF LOT 3 AND THAT PART OF LOT 1 DEFINED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY CORNER OF LOT 1, BEING THE INTERSECTION OF THE SOUTHEASTERLY LINE THEREOF WITH THE WESTERLY LINE OF RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILROAD COMPANY, THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, BEING THE SOUTHWESTERLY LINE OF RIGHT OF WAY OF RAILROAD COMPANY, A DISTANCE OF 9 FEET 2 ½ INCHES TO A POINT, THENCE IN A SOUTHWESTERLY DIRECTION TO A POINT ON THE WESTERLY LINE OF LOT 1 AFORESAID, BEING THE EASTERLY LINE OF VINE AVENUE, 13 FEET 7 INCHES NORTHERLY FROM THE SOUTHERLY CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1, BEING THE EASTERLY LINE OF VINE AVENUE, A DISTANCE OF 13 FEET 7 INCHES TO MOST SOUTHERLY CORNER OF SAID LOT, THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, ALL IN BLOCK 9 IN HODGE'S ADDITION TO PARK RIDGE, BEING A SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 35, SOUTH OF RAILROAD, EXCEPT 40 ACRES IN THE SOUTHWEST CORNER OF SAID NORTHEAST ¼ AND EAST ½ OF THE SOUTH EAST ¼ OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND 8.73 ACRES IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF PUBLIC ROAD ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26180275 AND ALSO FILED AS DOCUMENT NUMBER 3253705 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE CMELS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE PARKING SPACE 8, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 26180275 AND FILED AS DOCUMENT LR 3253705.

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, CERTIFY THAT **MARY JUDITH AULD**, 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 and delivered this instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of August, 2017.



Cara Horn
Notary Public

SEND SUBSEQUENT TAX BILLS TO:
MARY JUDITH AULD, Trustee
(Name)
209 South Vine Avenue, #3B
(Address)
Park Ridge, Illinois 60068
(City, State and Zip)

EXEMPT UNDER 35 ILCS 200/31-45
PARAGRAPH E, COOK COUNTY
ORDINANCE SECTION 74-106(5)
PARAGRAPH E, AND CITY OF PARK RIDGE
PARAGRAPH M OF SECTION 2-18-6

Denise R. Kayl
Legal Representative

Dated: August 16, 2017

The undersigned hereby accepts the real estate described above.

Mary Judith Auld
MARY JUDITH AULD, Trustee of the MARY JUDITH AULD 2017 DECLARATION OF TRUST

UNOFFICIAL COPY

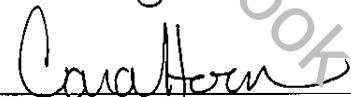
STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed 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 and hold title to real estate under the laws of the State of Illinois.

Dated: Aug 16 2017

Signature: 
MARY JUDITH AULD

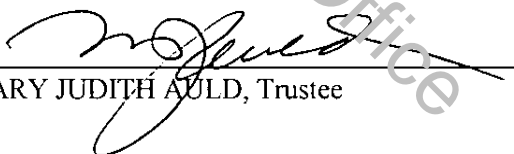
SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID MARY JUDITH AULD THIS 16th DAY OF August, 2017

Notary Public: 




The grantee or her agent affirms and verifies that the name of the grantee shown on the deed 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 and hold title to real estate under the laws of the State of Illinois.

Dated: Aug 16, 2017

Signature: 
MARY JUDITH AULD, Trustee

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID MARY JUDITH AULD THIS 16th DAY OF August, 2017

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.)