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This instrument prepared by:


Alfred S. Lee
Pluymert, MacDonald, Hargrove & Lee Ltd.
2300 Barrington Road, Suite 220
Hoffman Estates, IL 60169

Mail future tax bills to:

Rose Elmhurst Realty LLC
2380 Ridge Road
Highland Park, IL 60035

Mail this recorded instrument to:

Alfred S. Lee
Pluymert, MacDonald, Hargrove & Lee Ltd.
2300 Barrington Road, Suite 220
Hoffman Estates, IL 60169


1736049366D
Doc# 1736049366 Fee \$44.00
RHSP FEE: \$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 12/26/2017 04:04 PM PG: 1 OF 4

TRUSTEE'S DEED

This Indenture, made this 24th day of October, 2017, between Wendie L. Rose, as Trustee of the Wendie L. Rose Exempt Descendant Trust, of Highland Park, IL, party of the first part, and Rose Elmhurst Realty LLC, an Illinois limited liability company of 2380 Ridge Road, Highland Park, IL 60035, party of the second part.

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in Cook County, State of Illinois, to wit:

PARCEL 1:

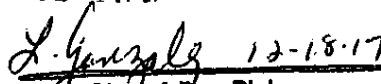
THAT PART OF THE WEST ½ OF THE NORTH WEST ¼ (EXCEPT THE SOUTH 34 ACRES THEREOF) OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF THE NORTH WEST ¼ OF SAID SECTION 24; THENCE SOUTHWARD ALONG THE WEST LINE OF THE NORTH WEST ¼ OF SAID SECTION 24, SOUTH 1 DEGREE 28 MINUTES 48 SECONDS EAST, A DISTANCE OF 803.01 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWARD ALONG THE SAID WEST LINE, SOUTH 1 DEGREE 28 MINUTES 48 SECONDS EAST, A DISTANCE OF 100 FEET; THENCE NORTH 89 DEGREE 30 MINUTES 00 SECONDS EAST, A DISTANCE 184.96 FEET, THENCE NORTH 1 DEGREE 25 MINUTES 01 SECONDS WEST, A DISTANCE OF 100 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 185.07 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID AS CREATED BY THE TRUSTEE'S DEED DATED 5/10/65 AND RECORDED 6/4/65 AS DOCUMENT 19465312 FOR INGRESS AND EGRESS AND PASSAGE OVER THE PREMISES DESCRIBED AS FOLLOWS: THAT PART OF THE WEST ½ OF THE NORTH WEST ¼ (EXCEPT THE SOUTH 34 ACRES THEREOF) OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN COMMENCING AT THE NORTH WEST CORNER OF THE NORTH WEST ¼ OF SAID SECTION 24; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID SECTION 24 SOUTH 1 DEGREE 28 MINUTES 48 SECONDS EAST, A DISTANCE OF 903.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 184.96 FEET THENCE 1 DEGREE 25 MINUTES 01 SECONDS EAST A DISTANCE OF 20 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 184.94 FEET TO A POINT ON THE WEST LINE OF SECTION 24; THENCE NORTHWARD ALONG THE SAID WEST LINE OF SECTION 24, NORTH 1 DEGREE 28 MINUTES 48 SECONDS WEST, A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART DEDICATED FOR THE PUBLIC ROADWAY PRIOR TO THE GRANT OF SAID EASEMENT (IN COOK COUNTY, ILLINOIS)

PERMANENT REAL ESTATE INDEX NUMBER: 08-24-100-013-0000
ADDRESS OF REAL ESTATE: 877 Elmhurst Road, Des Plaines, IL 60016

Exempt deed or instrument
eligible for recordation
without payment of tax.


12-18-17
City of Des Plaines

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together with the tenements and appurtenances thereunto belonging.

Exempt under provisions of Paragraph E, Sec. 4, of the Real Estate Transfer Act.

10-30-17
Date

Wendie L. Rose
Grantor or Agent

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned.

Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents

the day and year first above written.

Wendie L. Rose, Trustee of Wendie L. Rose Exempt Trust
Wendie L. Rose, Trustee of the Wendi L. Rose Exempt
Descendant Trust

STATE OF IL)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO

HEREBY CERTIFY that Wendie L. Rose, Trustee of the Wendi L. Rose Exempt Descendant Trust, as to an personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Trustee, appeared before me this day in person and acknowledged that she signed and delivered said instrument as her free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal 30th day of October 2017
this

Ann Marie Birriel
Notary Public



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STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of the grantor's 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.

10-30-17
Date

Signature: Mendie Rose
Grantor or Agent

Subscribed and sworn to before me by said Grantor
this 30 day of Oct, 2017.



Ann Marie Birriel
Notary Public

The grantee or the grantee's 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 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 and hold title to real estate under the laws of the State of Illinois.

10-30-17
Date

Signature: Mendie Rose
Grantee or Agent

Subscribed and sworn to before me by said Grantee
this 30 day of Oct, 2017.



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

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
COUNTY OF) SS

Wendie L. Rose, being duly sworn on oath, states that she the owner of 877 Elmhurst Road, Des Plaines, IL 60016. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
OR
The conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in the size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks or 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 parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance 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 of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance 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. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further states that Wendie L. Rose makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Wendie L. Rose

SUBSCRIBED and SWORN before me this 30th day of October 20 17

Ann Marie Birriel

Notary Public

