

# UNOFFICIAL COPY

Prepared by ~~and when~~  
~~recorded return to:~~  
Robert Alan Romanoff  
Levenfeld Pearlstein, LLC  
400 Skokie Boulevard, Ste. 700  
Northbrook, Illinois 60062

Mail tax bill to:  
Frances Friedman  
2634 W. Fargo Avenue  
Chicago, Illinois 60645  
6425670-4485551

*Record 2nd*  
**When Recorded Return to:**  
**Indecomm Global Services**  
**As Recording Agent Only**  
**1200 Energy Lane**  
**St. Paul, MN 55106**

*81021590*



\*18114191420\*

Doc# 1811419142 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/24/2018 04:13 PM PG: 1 OF 5

## TRUSTEE'S DEED


The Grantors, Marilyn Friedman and Judith Friedman-Salmonson, not individually but as Co-Trustees of the Friedman Children's Trust, of 2634 W. Fargo Avenue, Chicago, Illinois 60645, pursuant to the powers granted to them under the aforementioned Trust Agreement, for and in consideration of TEN DOLLARS in hand paid, convey and transfer to the Grantees, Marilyn Friedman, Judith Friedman-Salmonson and Frances Friedman, of 2634 W. Fargo Avenue, Chicago, Illinois 60645, as joint tenants with rights of survivorship, any and all of their right, title and interest in the real estate situated in the County of Cook, State of Illinois which is legally described as follows:

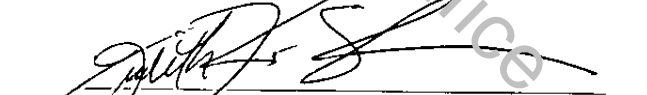
See Legal Description Attached as Exhibit A


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



Permanent Real Estate Index Number: 10-25-406-020-0000  
Address of Real Estate: 2634 W. Fargo Avenue, Chicago, Illinois 60645

Dated this 27<sup>th</sup> day of March, 2018.

  
Marilyn Friedman, not individually but as  
Co-Trustee of the Friedman Children's Trust

  
Judith Friedman-Salmonson, not individually but as  
Co-Trustee of the Friedman Children's Trust

REAL ESTATE TRANSFER TAX	24-Apr-2018
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

REAL ESTATE TRANSFER TAX	24-Apr-2018
 	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

10-25-406-020-0000 | 20180301623731 | 0-879-974-688

10-25-406-020-0000 | 20180301623731 | 0-955-318-560

\* Total does not include any applicable penalty or interest due.

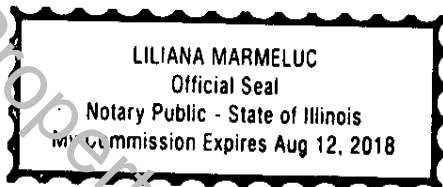
*R*

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Marilyn Friedman and Judith Friedman-Salmonson, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their 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 official seal, this 27<sup>th</sup> day of March, 2018.



*Liliana Marmeluc*  
Notary Public Liliana Marmeluc

Tax-exempt under provisions of Section 31-45, paragraph (c) of the Illinois Recordation and Transfer Tax Act.

\* *Judith Friedman-Salmonson*  
\_\_\_\_\_  
\* *Marilyn Friedman*  
\_\_\_\_\_  
Buyer, Seller or Agent

Dated this 27<sup>th</sup> day of March, 2018.

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## EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 10254060200000, 10-25-406-020-0000

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

Lot Fourteen (14) in First Addition to Birchwood West in the Northwest Quarter of the Southeast Quarter of Section 25, Township 41 North, Range 13 East of the 3rd Principal Meridian in Cook County, Illinois.

Commonly known as: 2634 w Fargo Ave, Chicago, IL 60645

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES



# UNOFFICIAL COPY

## 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.

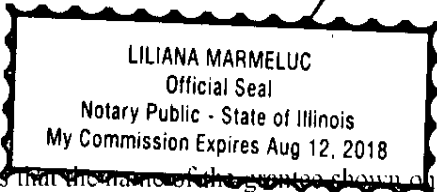
Dated March 27, 2018

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me this 27<sup>th</sup> day of March, 2018.

Notary Public [Signature]

Marilyn Friedman



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 and hold title to real estate under the laws of the State of Illinois.

Dated March 27, 2018

Signature: [Signature]  
Grantee or Agent

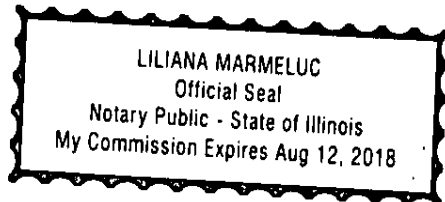
Subscribed and sworn to before me this 27<sup>th</sup> day of March, 2018.

Notary Public [Signature]

Marilyn Friedman  
Francis H. Friedman by  
[Signature] attorney in fact

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.)



# UNOFFICIAL COPY

## AFFIDAVIT - PLAT ACT

RECORDER OF Cook COUNTY

STATE OF ILLINOIS)

ss

COUNTY OF Cook)

Marilyn Friedman, being duly sworn on oath, states that he/she resides at 2634 W Fargo Ave, Chicago, IL 60645 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/she 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.

*Marilyn Friedman*

Marilyn Friedman

SUBSCRIBED AND SWORN to before me this 27<sup>th</sup> day of March, 2018

*[Signature]*

Notary Public  
My commission expires: 02/12/18

