## **UNOFFICIAL COP'**

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5018008284

Return to: Nicholas Cioromski Kaplan, Papadakis & Gournis, P.C. 180 N. LaSalle, Ste. 2108 Chicago, IL 60601

Mail Tax Bills to: CFP Properties, LLC – Exchange 6625 N. Avondale Chicago, IL 60631

Doc#. 1820106140 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 07/20/2018 11:36 AM Pg: 1 of 2

Dec ID 20180701626159 ST/CO Stamp 0-290-473-760 ST Tax \$875.00 CO Tax \$437.50

## TRUSTEE'S DEED

THIS INDENTURE, made this 17th day of July, 2018, between BETTY C. UMLAUF, of Prospect Heights, Cook County, Illinois, as Trustee of the BETTY C. UMLAUF TRUST dated February 22, 2002, Grantor, and CFP PROPERTIES, LLC - EXCHANGE, of Chicago, Cook County, Illinois, an Illinois limited liability company, Grantee,

WITNESSETH, that Grantor, in consideration of the sun of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said trustee and of every other power and authority the Grantor hereunto enabling, does hereby convey and warrant unto the Grantee, in fee simple. the following real estate, situated in the County of McHenry and State of Illinois, to wit:

15 Clarks The Northeasterly 25 feet of Lot 12 in Butler and Stebbing's Subdivision of part of the Mortheast Quarter of Section 35, Township 41 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded January 10, 1894 as Document Number 1979835 in Book 58 of Plats, page 47 in Cook County, Illinois, excepting that part of the Public Alley Dedication recorded May 15, 1953 as Document Number 15618704, in Cook County, Illinois.

Commonly known as: 23 S. Prospect Ave., Park Ridge, IL 60068

Permanent Property Index No.: 09-35-206-005-0000

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Subject to: (1) Public & Utility easements which do not underlie the existing improvements, and roads & highways, if 1

> **REAL ESTATE TRANSFER TAX** 19-Jul-2018 COUNTY: 437.50 ILLINOIS: 875.00 TOTAL: 1,312.50 09-35-206-005-0000 20180701626159 0-290-473-760

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any; (2) Covenants, conditions and restrictions of record, provided they are not violated by the existing improvements or the present use thereof and provided further they do not contain a reverter or right of re-entry; (3) Zoning & building laws, building lines, use and occupancy restrictions, provided they are not violated by existing improvements or the present use thereof; (4) Drainage tiles, ditches, feeders and laterals, if any; (5) all party wall rights and any party wall agreements; (6) any encroachments and common shared brick and concrete area disclosed per ALTA survey of Heritage Land Consultants LLC revised July 3, 2018; (7) All leases; and (8) General real estate taxes not yet due.

IN WITNESS WHEREOF, the Grantor, as trustee aforesaid, has set his hand and seal the day and year first above written.

BETTY C. UMLAUF TRUST dated February 22, 2002

BETTY C. UMLAUF, Trustee

State of Illinois

SS

County of McHenry)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BETTY C. UMLAUF, as Trustee of the Betty C. Umlauf Trust dated February 22, 2002, personally known to me to be the same person, hose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as such trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th dey of July, 2018

This Instrument Prepared By: Robert J. Wagner ROBERT J. WAGNER, P.C. 108 North Walkup Avenue Crystal Lake, IL 60014 815/455-1448 OFFICIAL SEAL
ROBERT J. WAGNER
Notary Public - State of Illinois
My Commission Expires 2/24/2021

CITY OF PARK RIDGE REAL FSTATE TRANSFER STAMP

NO.44829