

UNOFFICIAL COPY

TRUSTEE'S DEED

Doc#: 1826106034 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/18/2018 10:07 AM Pg: 1 of 2

MAIL TO:

Randall Bruce Hribal
Randall B. Hribal Attorney at Law
10500 W Cermak Rd
Westchester, IL 60154-5257

Dec ID 20180901681078
ST/CO Stamp 0-763-627-680 ST Tax \$327.00 CO Tax \$163.50

NAME & ADDRESS OF TAXPAYER

Benjamin M. Wood
Julie G. Wood
1336 S. Crescent Ave
Park Ridge, IL 60068

THE GRANTORS, NICHOLAS G. RODER SR. as Trustee of the Roder Land Trust Agreement

Number One dated April 12, 2018, of 815 S. Fairview Ave, Park Ridge, Illinois 60068, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, **CONVEY AND WARRANT** to **BENJAMIN M. WOOD AND JULIE G. WOOD, AS TENANTS BY THE ENTIRETY**, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 1 IN BLOCK 5 IN KINSEY'S TALCOTT ROAD SUBDIVISION IN THE NORTHEAST 1 QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 12-02-215-012-0000

Property Address: 1336 S Crescent Ave, Park Ridge, IL 60068

Subject only to the following, if any: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of Real Estate; and general real estate taxes not due and payable at the time of closing; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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Dated this 11 day of September, 2018.

Nicholas G Roder Sr (Seal)
NICHOLAS G. RODER, SR., AS TRUSTEE

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **NICHOLAS G. RODER, SR. as Trustee of the Roder Land Trust Agreement Number One dated April 12, 2018**, personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as his 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 notarial seal, this 11th day of September, 2018.



[Signature]
Notary Public



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 45063

This instrument was prepared by :
John H. Ciprian Jr.
Reda | Ciprian | Magnone LLC
8501 W. Higgins, Suite 440
Chicago, Illinois 60631