

UNOFFICIAL COPY

PTC 21-14307 1/3

TRUSTEE'S DEED (ILLINOIS)

PRECISION TITLE

Doc#: 2114039384 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/20/2021 01:19 PM Pg: 1 of 4

Dec ID 20210501634724
ST/CO Stamp 1-885-473-040

Property of Cook County Office

THE GRANTOR Alfred Trimble as Co-Trustee of TRUST B CREATED BY THE JAMES DUNCAN ASHE, JR. REVOCABLE TRUST, DATED JANUARY 16, 1974, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, convey to Ryan Cho at all interest in the following described real estate commonly known as 1285 S. Falcon Dr., Palatine, IL 60067, and legally known as: **unrecorded map*

Grantor's Address: 802 Juneway, Deerfield, IL 60015

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO: Covenants, Conditions and Restrictions of Record, Public and Private Easements and taxes for 2019 and beyond.

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

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, all unpaid general taxes and special assessments; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.

Permanent Real Estate Index Number(s); 02-28-405-040-0000



Dated this 27th day of April, 2021.

Alfred Trimble

Alfred Trimble as Co-Trustee of Trust B created by the James Duncan Ashe, Jr. Revocable Trust, dated January 16, 1974

PLEASE SEE ATTACHED NOTARY CERTIFICATE

Karen A. Yarbrough
April 26, 2021

REAL ESTATE TRANSFER TAX		17-May-2021	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
02-28-405-040-0000		20210501634724 1-885-473-040	

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

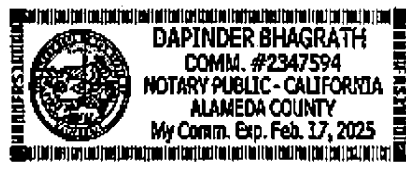
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Alameda)
 On April 25, 2021 before me, DAPINDER BHAGRATH, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
 personally appeared ALFRED TRIMBLE
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Dapinder Bhagrath
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
 Title or Type of Document: Trustee's Deed; Index No.: 02-28-405-040-1070
 Document Date: _____ Number of Pages: - 3 -
 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)
 Signer's Name: Alfred Trimble
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
 Signer Is Representing: Trust Created by the James Duran Ashe, Jr. Revocable Trust

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
 Signer Is Representing: _____

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LEGAL DESCRIPTION

EXHIBIT "A"

File No.: PTC21-14307

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

That part of Block 42 in East Peregrine Lake Estates, being a subdivision of the Southeast Quarter of Section 28, Township 42 North, Range 10, East of the Third Principal Meridian, as recorded June 24, 1998 as document 98540601 more particular described as follows: commencing at the Southeast corner of said Block 42, thence North 58 degrees 27 minutes 39 seconds East, a distance of 35.36 feet, thence North 23 degrees 9 minutes 38 seconds East a distance of 63.31 feet to the point of beginning, thence North 23 degrees 9 minutes 38 seconds East a distance of 38.27 feet, thence North 73 degrees 38 minutes 22 seconds West a distance of 121.41 feet to a point at the intersection with a curved line thence Southerly along said curved line, said line being concave to the West having a radius of 76 feet an arc distance of 21.01 feet to the point of tangent, thence South 31 degrees 29 minutes 17 seconds West a distance of 11.63 feet, thence South 73 degrees 38 minutes 22 seconds East a distance of 122.23 feet to the point of beginning, all in Cook County, Illinois.

Commonly known as 1285 S Falcon Drive, Palatine, IL 60067
Parcel ID(s): 02-28-405-040-0000,

"Exempt under provisions of Paragraph E Section 4
Real Estate Transfer Act."

4/2/21 
Date Buyer, Seller or Representative

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 4 | 26 | 2021

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

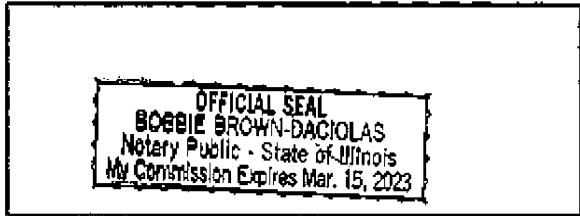
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): _____

On this date of: 4 | 26 | 2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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: 4 | 26 | 2021

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): _____

On this date of: 4 | 26 | 2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)