

# UNOFFICIAL COPY

Doc# 2120946722 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/28/2021 04:03 PM Pg: 1 of 6

Dec ID 20210701607334

City Stamp 0-154-872-592

This instrument prepared by: Ross M. Rosenberg, Esq., Admitted to the Bar of Illinois, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069, Phone: (513) 247-9605 Fax: (866) 611-0170.

After Recording, Return To:  
MORTGAGE CONNECT, LP  
600 CLUBHOUSE DRIVE  
MOON TOWNSHIP, PA 15108  
File No. 1736267

Mail Tax Statements To: Susan M. Thorndyke and Mark W. Thorndyke, Trustees of the Susan M. Thorndyke Revocable Trust, dated December 17, 1993, and any amendments or restatements thereto: 615 W DEMING PLACE, CHICAGO, IL 60614

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
14-28-314-036-1018

## GENERAL WARRANTY DEED

Susan M. Thorndyke, as Trustee of the Susan M. Thorndyke Revocable Trust, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to Susan M. Thorndyke and Mark W. Thorndyke, Trustees of the Susan M. Thorndyke Revocable Trust, dated December 17, 1993, and restated June 15, 2011, husband and wife, hereinafter grantees, whose tax mailing address is 615 W DEMING PLACE, CHICAGO, IL 60614, the following real property:

**SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION**

Prior instrument reference: Being the same property as conveyed from Stephanus Francois Millard and Sune Millard, husband and wife, as tenants by the entirety to Susan M. Thorndyke, as Trustee of the Susan M. Thorndyke Revocable Trust as set forth in Deed Instrument #1632855247 dated 11/17/2016, recorded 11/23/2016, COOK County, ILLINOIS.

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The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

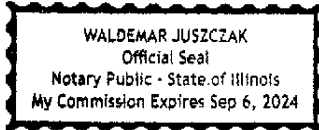
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on JUNE 9, 2021 :

**Susan M. Thorndyke, as Trustee of the Susan M. Thorndyke Revocable Trust**

STATE OF IL  
COUNTY OF COOK

The foregoing instrument was acknowledged before me on JUNE 9, 2021 by **Susan M. Thorndyke, as Trustee of the Susan M. Thorndyke Revocable Trust** who is personally known to me or has produced D.I.E. as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



**MUNICIPAL TRANSFER STAMP  
(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)**

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: 6-9-21

Buyer, Seller or Representative

| REAL ESTATE TRANSFER TAX |  | 27-Jul-2021 |
|--------------------------|--|-------------|
| CHICAGO:                 |  | 0.00        |
| CTA:                     |  | 0.00        |
| TOTAL:                   |  | 0.00 *      |



14-28-314-036-1018 | 20210701607334 | 0-154-872-592

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

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## Exhibit A

File No: 1736267

The Land referred to herein below is situated in the County of COOK, State of IL, and is described as follows:

UNIT 701 AND GARAGE UNITS P-1 AND P-13 IN STONEGATE TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: A STRIP OF LAND OFF THE EAST SIDE OF LOT 48 IN THE SUBDIVISION OF OUTLOT "C" OF WRIGHTWOOD BEING 5 FEET WIDE ON DEMING COURT AND 6 FEET WIDE ON THE ALLEY.

PARCEL 2;

LOT 1 IN THE SUBDIVISION OF LOTS 49 AND 50 IN SAID SUBDIVISION OF OUTLOT "C" OF WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD-PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE EAST 1/2 OF LOT 48 (EXCEPT A STRIP OF LAND THE WHOLE LENGTH OF THE EAST SIDE OF SAID LOT 48, 5 FEET IN WIDTH IN DEMING COURT, AND 6 FEET IN WIDTH ON THE ALLEY AT SOUTH END THEREOF) IN THE SUBDIVISION OF OUTLOT "C" IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99184098 TOGETHER WITH ITS

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UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS,  
ALL IN COOK COUNTY, ILLINOIS

Being the same property as conveyed from Stephanus Francois Millard and Simone Millard, husband and wife, as tenants by the entirety to Susan M. Thorndyke, as Trustee of the Susan M. Thorndyke Revocable Trust as set forth in Deed Instrument #1632855247 dated 11/17/2016, recorded 11/23/2016, COOK County, ILLINOIS.

Tax ID: 14-28-314-036-1018, 14-28-314-036-1017, 14-28-314-036-1030

Property of Cook County Clerk's Office

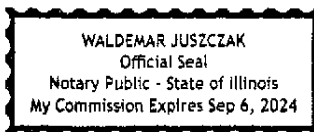
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## STATEMENT BY GRANTOR AND GRANTEE

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

Dated JUNE 9, 20 21

[Signature]  
Signature of Grantor or Agent



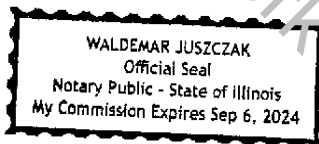
Subscribed and sworn to before  
Me by the said SEBASTIAN M THORNDYKE  
this 9 day of JUNE,  
20 21.

NOTARY PUBLIC [Signature]

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 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.

Date JUNE 9, 20 21

[Signature]  
Signature of Grantee or Agent



Subscribed and sworn to before  
Me by the said MARK W THORNDYKE  
This 9 day of JUNE,  
20 21.

NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)

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## PLAT ACT AFFIDAVIT

State of Pennsylvania

County of Allegheny

Susan M. Thondyke and Mark W. Thorndyke, Trustees  
of the Susan M. Thorndyke Revocable Trust Dated  
December 179, 1993 and restated June 15, 2011

Courtney Kern, being duly sworn on oath, states that

reside at 615 W Deming Place, Chicago, IL 60614. 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 size which does not involve any new streets or easements of access.
- 3. The divisions 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 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; provided, 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 state that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Courtney Kern

SUBSCRIBED and SWORN to before me

this 19th day of July, 2021.

Suzanne G Rafta Comm Ex 3-9-2025

