

UNOFFICIAL COPY

Doc#: 2202513406 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/25/2022 03:21 PM Pg: 1 of 5

TRUSTEE'S DEED

Dec ID 20220101603379
ST/CO Stamp 0-269-442-704

THE GRANTOR, **MARGARET H. BIDDINGER**, not personally or individually, but solely as Trustee of The **MARGARET H. BIDDINGER Revocable Trust**, pursuant to that certain trust agreement as amended and restated on July 30, 2012, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, and in pursuance of the power and authority vested in the Grantor as said Trustee does hereby quitclaim and convey to **HUNT HALL, LLC, a Florida Limited Liability Company**, the following described Real Estate situated in Cook County, Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

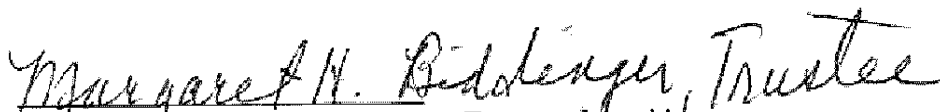
Permanent Real Estate Index Number: 05-19-327-004-1030

Address of Real Estate: 308 Happ Road, # 310, Northfield, IL, 60093

IN WITNESS WHEREOF, the grantor, **MARGARET H. BIDDINGER**, as trustee aforesaid, has hereunto set her hand and seal the day and year first above written.

This deed is executed by **MARGARET H. BIDDINGER**, not personally or individually, but solely as Trustee of The **MARGARET H. BIDDINGER Revocable Trust**, pursuant to that certain trust agreement as amended and restated on July 30, 2012, in the exercise of the power and authority conferred upon and vested in her as such Trustee. All the terms, provisions, stipulations, covenants and conditions to be performed by said Trustee are undertaken by **MARGARET H. BIDDINGER** solely as Trustee, as aforesaid, and not individually, and all statements herein made are made on information and belief and are to be construed accordingly, and no personal liability shall be asserted or be enforceable against Trustee by reason of any of the terms, provisions, stipulations, covenants and/or statements contained in the deed

DATED this 14 day of January, 2022

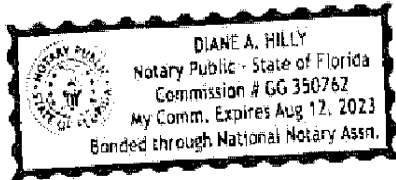

MARGARET H. BIDDINGER, as Trustee aforesaid

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State of Florida)
) SS
County of Sarasota)

The foregoing instrument was acknowledged before me this 14th day of January, 2022, by **MARGARET H. BIDDINGER.**

(Seal)



Diane A. Hilly

NOTARY PUBLIC
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known:
OR Produced Identification: _____
Type of Identification Produced: _____

This instrument was prepared by:

Sue E. Berman
Attorney at Law
3023 Greenwood Avenue
Highland Park, Illinois 60035

After recording mail to:

MARGARET H. BIDDINGER
HUNT HALL, LLC
7333 Scotland Way, Unit 1204
Sarasota, FL 34238

Send Subsequent Tax Bills To:

MARGARET H. BIDDINGER
HUNT HALL, LLC
7333 Scotland Way, Unit 1204
Sarasota, FL 34238

This Deed is exempt from transfer tax pursuant to 35 ILCS 200, Section 31-45 (e)

Margaret H. Biddinger, Trustee

Grantor/Grantee or Representative

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.

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STATEMENT BY GRANTOR AND GRANTEE

GRANTOR:

The grantor or her agent affirms that, to the best of her 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: January 14, 2022

Signature: Margaret H. Biddinger
Grantor or Agent

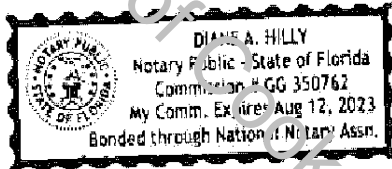
State of Florida)

) SS

County of Sarasota)

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(Seal)



Diane A. Hilly

NOTARY PUBLIC

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally known:

OR Produced Identification: _____

Type of Identification Produced: _____

GRANTEE:

The grantee or her agent affirms and verifies that, to the best of her 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 and hold title to real estate under the laws of the State of Illinois.

Dated: January 14th, 2022

Signature: Margaret H. Biddinger
Grantee or Agent

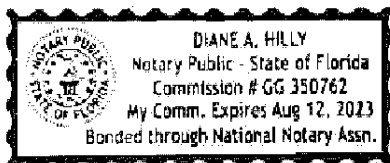
State of Florida)

) SS

County of Sarasota)

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(Seal)



Diane A. Hilly

NOTARY PUBLIC

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally known:

OR Produced Identification: _____

Type of Identification Produced: _____

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PROPERTY DESCRIPTION

The land referred to in this Policy is described as follows:

PARCEL 1:

UNIT 310 IN THE NORTHFIELD VILLAGE CENTER CONDOMINIUM, NORTHFIELD, ILLINOIS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN NORTHFIELD VILLAGE CENTER, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 23, 1988 AND KNOWN AS TRUST NUMBER 106125-05 AND RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 89524399, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS CREATED PURSUANT TO SUCH DECLARATION AS MAY BE AMENDED FROM TIME TO TIME.

PARCEL II:

EASEMENTS FOR THE BENEFIT OF PARCEL I FOR THE USE OF ROADWAYS, DRIVEWAYS, ENTRANCES, EXITS, SIDEWALKS, PARKING AREAS, POND, APPURTENANT STORM SEWERS, INFLOW AND OUTFLOW PIPES, SEWER MAINS AND PIPES, WATER MAINS AND PIPES, GAS MAINS AND PIPES, ELECTRICAL CABLES AND WIRES, TELEPHONE CABLES AND WIRES, OTHER UTILITY FACILITIES, FOR CONSTRUCTION WORK AND FOR THE OPERATION AND MAINTENANCE OF ENCROACHING IMPROVEMENTS AS DEFINED SECTIONS 2.1, 2.2, 2.3, 4.1, 4.2, 4.3, 5.1 AND 5.3 IN THE NORTHFIELD VILLAGE CENTER DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS DATED OCTOBER 1, 1987 AND RECORDED JANUARY 15, 1988 AS DOCUMENT 88023405, AND AS CREATED BY DEED RECORDED FEBRUARY 23, 1989 AS DOCUMENT 89083137 IN, UPON AND ACROSS LOTS 1 AND 3 IN NORTHFIELD VILLAGE CENTER, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

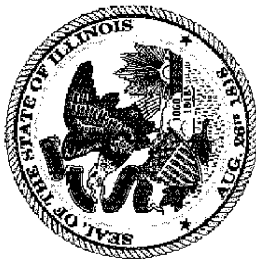
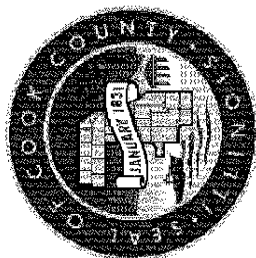
05-19-327-004-1030

Property of

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REAL ESTATE TRANSFER TAX

20-Jan-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

05-19-327-004-1030

20220101603379

0-269-442-704

Property of Cook County Clerk's Office