

UNOFFICIAL COPY

Doc#: 2205317212 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/22/2022 03:31 PM Pg: 1 of 7

Dec ID 20220201629433

File Number: 71645717

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This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605.

Recording Requested By:
AMROCK LLC
662 Woodward Ave.
Detroit, MI 48226

Property not located in the corporate limits of
the City of Des Plaines, Deed or Instrument
not subject to transfer tax.

[Signature]
City of Des Plaines

After Recording Return To
Mail Tax Statements To:

Eloisa Wagner, as Trustee of the Eloisa Wagner Living Trust Dated 10/17/89
9700 Reding Cir., Des Plaines, IL 60016-1553

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
09-10-301-111-0000, 09-09-401-080-0000, 09-10-301-109-0000

QUITCLAIM DEED

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

Paul Ernest Wagner and Eloisa Wagner, husband and wife, whose mailing address is 9700 Reding Cir., Des Plaines, IL 60016-1553, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to Eloisa Wagner, as Trustee of the Eloisa Wagner Living Trust Dated 10/17/89, hereinafter grantee, whose tax mailing address is 9700 Reding Cir., Des Plaines, IL 60016-1553, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:



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Tax Id Number(s): 09-10-301-111-0000, 09-10-301-109-0000, 09-09-401-080-0000

Land situated in the County of Cook in the State of IL

PARCEL 1:

THAT PART OF LOT 1 IN LAKE MARY ANN SUBDIVISION OF PART OF SECTIONS 9 AND 10, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 88° 38' 25" EAST ON THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 610.82 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING HEREIN DESCRIBED; THENCE NORTH 7° 21' 35" EAST 118.22 FEET; THENCE NORTH 75° 44' 05" EAST 364.73 FEET; THENCE SOUTH 19° 57' 30" EAST 68.79 FEET; THENCE SOUTH 65° 40' 08" WEST 287.52 FEET; THENCE SOUTH 72° 33' 15" W. 84.00 FEET TO THE SOUTH LINE OF LOT 1 AFORESAID; THENCE NORTH 88° 38' 25" WEST ON SAID SOUTH LINE 50.0 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS (SAID SUBDIVISION RECORDED OCTOBER 27, 1965 AS DOCUMENT NO. 19630839) TOGETHER WITH AND SUBJECT TO EASEMENTS AS RECORDED DECEMBER 6, 1966 AS DOCUMENT NO. 20016197.

ALSO

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY GRANT OF EASEMENT DATED NOVEMBER 4, 1966 AND RECORDED DECEMBER 6, 1966 AS DOCUMENT NUMBER 20016197 AS AMENDED BY INSTRUMENT RECORDED JANUARY 21, 1969 AS DOCUMENT 20734489, OVER AND UPON:

- 1. THE NORTH 33 FEET OF LOT 1.**
- 2. THE WEST 33 FEET OF LOT 1.**
- 3. THE SOUTH 33 FEET OF THAT PART OF LOT 1 FALLING IN THE SOUTH EAST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**
- 4. THE WEST 33 FEET OF THE SOUTH 312.95 FEET OF THAT PART OF LOT 1**



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FALLING IN THE SOUTH WEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

5. THE EAST 33 FEET (EXCEPT THE SOUTH 417.64 FEET AS MEASURED ON THE EAST LINE THERETO OF THAT PART OF LOT 1 LYING WEST OF AND ADJOINING THE EAST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

6. THE NORTH 33 FEET OF THAT PART OF LOT 1 LYING EAST OF AND ADJOINING THE EAST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

7. THE EAST 33 FEET OF THE NORTH 142.64 FEET OF THE SOUTH 417.64 FEET (AS MEASURED ON THE EAST LINE THEREOF) OF THAT PART OF LOT 1 LYING WEST OF AND ADJOINING THE EAST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART FALLING IN PARCEL 1 ALL IN LAKE MARY ANNE SUBDIVISION OF PART OF SECTION 9 AND 10, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

8. THAT PART OF LOT 1 DESCRIBED AS A STRIP OF LAND 30 FEET IN WIDTH AND 270.0 FEET IN LENGTH, THE CENTER LINE OF WHICH IS DESCRIBED AS COMMENCING AT A POINT ON THE MOST WESTERLY SOUTH LINE OF SAID LOT 1 AND 615.82 FEET EAST OF THE MOST WESTERLY SOUTH WEST CORNER OF SAID LOT 1; THENCE NORTHERLY ON A LINE FORMING AN ANGLE OF 84 DEGREES FROM EAST TO NORTH WITH SAID MOST WESTERLY SOUTH LINE OF LOT 1, A DISTANCE OF 270.0 FEET, EXCEPT THAT PART OF SAID PARCEL 2 FALLING WITHIN PARCEL 1 AND (EXCEPT THAT PART OF SAID PARCEL 2 FALLING WITHIN TOLL HIGHWAY) ALL IN LAKE MARY ANNE SUBDIVISION OF PART OF SECTION 9 AND 10, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: 9700 Reding Cir., Des Plaines, IL 60016-1553

Prior instrument reference: 94682680

Seller makes no representations or warranties, of any kind or nature whatsoever, other



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than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to 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 grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.



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Executed by the undersigned on 12/23, 2021 :

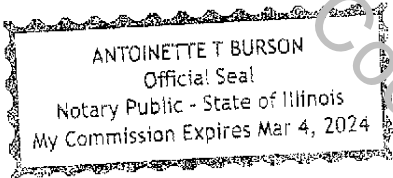
Paul Ernest Wagner
Paul Ernest Wagner

Eloisa Wagner
Eloisa Wagner

STATE OF IL
COUNTY OF Cook

The foregoing instrument was acknowledged before me on 12/23, 2021 by **Paul Ernest Wagner** and **Eloisa Wagner** who are personally known to me or have produced Divers Wagner's identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Antoinette T Burson
Notary Public



RPA 3491356818QC201010508


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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

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

Date: 2/11/22



Buyer, Seller or Representative

Property of Cook County Clerk's Office



RPA 3491356818QC201010608

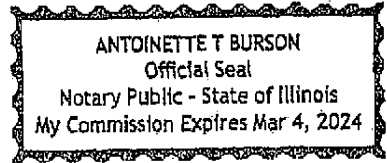
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STATEMENT BY GRANTOR AND GRANTEE

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 12/23/21, 2021

[Signature]
Signature of Grantor or Agent



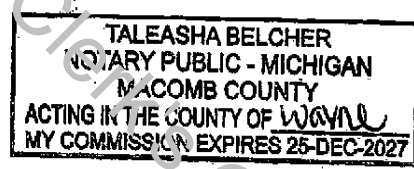
Subscribed and sworn to before
Me by the said Grantor
this 23 day of 12,
2021.

NOTARY PUBLIC Antoinette T Burson

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 2/17/22, 2022

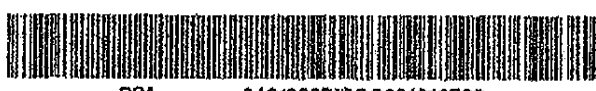
[Signature], Agent
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Destraon DAVIS, Agent
This 17th day of February,
2022.

NOTARY PUBLIC Taleasha Belcher

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.)



RPA 3491356818QC201010706