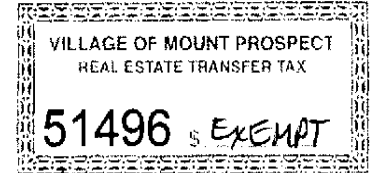


UNOFFICIAL COPY

Owner Robert C. McPherson also known as Clark McPherson and Karen M. Van Groningen, as Co-Trustees of the Robert C. McPherson and Karen M. Van Groningen Family Living Trust dated March 30, 2006

Doc#: 2213806210 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/18/2022 01:34 PM Pg: 1 of 6
Dec ID 20220301641817
ST/CO Stamp 1-690-640-272

Address 1020 East Central Road,
Mount Prospect, Illinois
Route Rand Road (U.S. Route 12),
Central Road &
Mount Prospect Road
County Cook
Job No. R-90-014-20
Parcel No. 0MS0010
P.I.N. No. 03-35-301-020
Section 17-00166-00-CH
Station 247+20.56 to
Station 247+32.83



TRUSTEE'S DEED (Individual) (Non-Freeway)

Robert C. McPherson also known as Clark McPherson and Karen M. Van Groningen, as Trustees under the provisions of a deed or deed in trust duly recorded and delivered pursuant to a Trust Agreement dated March 30, 2006 and known as the Robert C. McPherson and Karen M. Van Groningen Family Living Trust, (Grantors) in consideration of Thirteen Thousand and 00/100's Dollars (\$13,000.00), receipt of which is hereby acknowledged, grant, convey and warrant to the Village of Mount Prospect, a municipal corporation, (Grantee), all existing legal and equitable rights of Grantors to the following described real estate:

See attached legal description

situated in the County of Cook, State of Illinois, and hereby release and waive all right under and by virtue of the Homestead Exemption Laws of the State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

Grantors do not possess rights of Homestead in the premises.

Grantors, without limiting the interest above granted and conveyed, acknowledge that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantors caused by the opening, improving and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantors' remaining property.

REAL ESTATE TRANSFER TAX

18-May-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

03-35-301-020-0000

| 20220301641817 | 1-690-640-272

UNOFFICIAL COPY

Dated this 1st day of March, 2022.

The Robert C. McPherson and Karen M. Van Groningen Family Living Trust
dated March 30, 2006

By: Robert C. McPherson
Signature of Trustee

By: Karen M. Van Groningen
Signature of Trustee

Robert C. McPherson
also known as Clark McPherson,
as Co-Trustee

Karen M. Van Groningen, as Co-Trustee

Print Name

Print Name

State of California)
)ss
County of Santa Cruz)

This instrument was acknowledged before me on March 1, 2022
by Robert C. McPherson, also known as Clark McPherson and Karen M. Van Groningen, as Co-Trustees of the Robert C. McPherson and Karen M. Van Groningen Family Living Trust dated March 30, 2006.

(SEAL)

see attachment
Notary Public

My Commission Expires: 2/23/23

Exempt under 35 ILCS 200/31-45(b), Real Estate Transfer Tax Law

March 3, 2022
Date

Mark Mathewson / AG
Buyer, Seller or Representative

This instrument was prepared by:

Mark D. Mathewson
Mathewson Right of Way Company
2024 Hickory Road, Suite 300
Homewood, IL 60430

Taxes and Grantee's Address:

Village of Mount Prospect
50 S. Emerson Street
Mount Prospect, IL 60056

Return to:
Wheatland Title Company
105 W. Veterans Parkway, Yorkville, IL 60560

CBE-2020 CO-18967.0 (10F2)

UNOFFICIAL COPY



All-purpose Acknowledgment California

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.

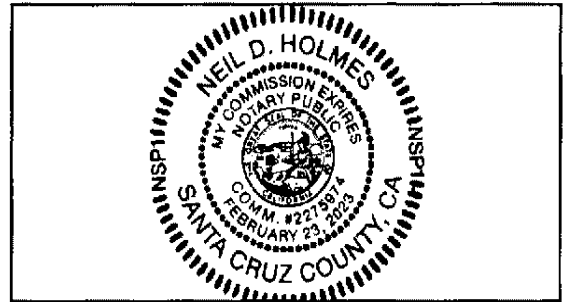
State of California

County of Santa Cruz

On 03/01/2022 before me, Neil D Holmes, Notary Public (here insert name and title of the officer),

personally appeared Robert C McPherson and Karen M Van Groningen

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.



Notary Seal

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

For Bank Purposes Only

Description of Attached Document

Type or Title of Document Trustee's Deed

Document Date 03/01/2022 Number of Pages 3

Signer(s) Other Than Named Above none

Account Number (if applicable) n/a



F001-000DSG5350CA-01

UNOFFICIAL COPY

ROUTE: Rand Road (U.S. Route 12) & Central Avenue
SECTION: 17-00166-00-CH
COUNTY: Cook
JOB NO.: R-90-014-20
PARCEL NO.: OMS0010
STATION: 247+20.56 to 247+32.83
INDEX NO.: 03-35-301-020

That part of the Southwest Quarter of Section 35, Township 42 North, Range 11 East of the Third Principal Meridian in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD 83 (2011 Adjustment), with a combined scale factor of 0.99996302, being described as follows:

Commencing at a point of intersection with the east right-of-way line of Mount Prospect Road as acquired by the Illinois Department of Transportation per Torrens document no. 3074014, recorded April 23, 1980 and the north right-of-way line of Central Road as acquired by the Illinois Department of Transportation per condemnation case no. 78 L 15470, said north right-of-way line being 50.00 feet north of and parallel with the south line of said Southwest Quarter of Section 35; thence North 00 degrees 10 minutes 55 seconds East, 128.90 feet along said east right-of-way line of Mount Prospect Road to the point of beginning; thence continuing North 00 degrees 10 minutes 55 seconds East, 12.31 feet along said east right-of-way line to a point on the southwesterly right-of-way line of Rand Road (A.K.A. - U.S. Route 12); thence South 57 degrees 04 minutes 58 seconds East, 12.27 feet along said southwesterly right-of-way line; thence South 61 degrees 22 minutes 50 seconds West, 11.78 feet to the point of beginning.

Said parcel containing 0.001 acres or 61 square feet, more or less.

UNOFFICIAL COPY

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 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 3/13/22

Signature: Mark Mathewson
Grantor or Agent

Subscribed and sworn to before me

By the said Mark Mathewson

This 3rd day of March, 2022

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 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 3/13/22

Signature: Mark Mathewson
Grantee or Agent

Subscribed and sworn to before me

By the said Mark Mathewson

This 3rd day of March, 2022

Notary Public [Signature]

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.

(Attach to deed or ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

Mark D. Mathewson, being duly sworn on oath, states that he resides at 2024 Hickory Road, Suite 300, Homewood, IL 60430 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. 80-313, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Mark Mathewson

SUBSCRIBED and SWORN to before me

this 3rd day of March, 2022.

[Signature]