

UNOFFICIAL COPY

Doc#: 2301333281 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/13/2023 02:05 PM Pg: 1 of 5

Dec ID 20221201620361

CORRECTIVE TRUSTEE'S DEED

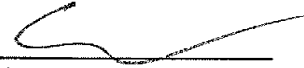
MAIL RECORDED DEED TO:

Patty Nuccio
737 S. Michigan Ct.
Palatine, IL 60067

NAME & ADDRESS OF TAXPAYER:

PA & J Properties, LLC
737 S. Michigan Ct.
Palatine, IL 60067

Exempt under Real Estate Transfer Law
Tax 35 ILCS 200/31-45 sub par (d) and
Cook County Ord. 93-O-27 Sec. 74-106
(4) "Transfers in which the deed,
assignment or other instrument of
transfer, without additional
consideration, confirms, corrects,
modifies, or supplements a deed,
assignment or other instrument of
transfer previously recorded or
delivered;"

Signature: 

Chris Forte – Affiant

Date: 1/12/23

THE GRANTOR, **Panagioti (Peter) Vergados, Trustee of the PANAGIOTI (PETER) V. VERGADOS DECLARATION OF TRUST dated March 29, 2001**, and any amendments thereto, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and pursuant to the power and authority given to him as Trustee, hereby **CONVEYS AND QUIT CLAIMS** to **PA & J PROPERTIES, LLC**, an Illinois limited liability company, with an address of 737 S. Michigan Ct., Palatine, IL 60067, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

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

Permanent Index Number: **01-34-300-007 and 01-34-300-006**

Property Address: **50 West Higgins Road, South Barrington, IL**

This deed is being recorded to correct the grantor named in the Trustee's Deed dated March 10, 2011 and recorded April 5, 2011 as Document No. 1109503027 with the Cook County Recorder of Deeds, Cook County, Illinois.

[Signature Page Follows]

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Dated as of this 29th day of November 2022.

GRANTOR:

**PANAGIOTI (PETER) V. VERGADOS DECLARATION OF TRUST
DATED MARCH 29, 2001**

By: *Peter Vergados*
Panagioti (Peter) V. Vergados, Trustee

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Panagioti (Peter) V. Vergados, Trustee of PANAGIOTI (PETER) V. VERGADOS DECLARATION OF TRUST DATED March 29, 2001, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 29 day of November, 2022.

[SEAL]



[Signature]
Notary Public

NAME AND ADDRESS OF PREPARER:

Jodi L. Henninger, Esq.
Clingen Callow & McLean, LLC
2300 Cabot Drive, Suite 500
Lisle, Illinois 60532

COOK County Clerk's Office

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL ONE

THAT PART OF THE SOUTH WEST QUARTER OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF SAID SECTION 34, 1761 FEET NORTH OF THE SOUTH WEST CORNER OF SAID SECTION; THENCE NORTH ON SAID SECTION LINE 444.8 FEET; THENCE EAST 416 FEET; THENCE SOUTH 602.4 FEET TO THE CENTER LINE OF THE PUBLIC HIGHWAY KNOWN AS HIGGINS ROAD; THENCE NORTH WESTERLY ALONG THE CENTER LINE OF SAID ROAD 444.8 FEET TO THE PLACE OF BEGINNING, EXCEPTING FROM SAID PREMISES THAT PART CONVEYED TO THE STATE OF ILLINOIS FOR HIGHWAY BY DEED RECORDED AS DOCUMENT 12080573; ALSO EXCEPTING FROM SAID PREMISES THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 416 FEET OF THE WEST HALF OF THE SOUTH WEST QUARTER OF SAID SECTION 34 WITH THE NORTHERLY LINE OF THE RIGHT OF WAY OF HIGGINS ROAD AS CONVEYED TO THE STATE OF ILLINOIS BY DEED RECORDED AS DOCUMENT 12080573; THENCE WESTERLY ON THE NORTHERLY LINE OF SAID RIGHT OF WAY 264.90 FEET; THENCE NORTHERLY ON A LINE DRAWN AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID RIGHT OF WAY 190.17 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID RIGHT OF WAY 193.23 FEET MORE OR LESS TO THE EAST LINE OF SAID WEST 416 FEET; THENCE SOUTH ON EAST LINE OF SAID WEST 416 FEET 203.22 FEET MORE OR LESS TO THE PLACE OF BEGINNING; ALSO EXCEPTING FROM SAID PREMISES THAT PART OF SAID PREMISES DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY LINE OF THE RIGHT OF WAY OF HIGGINS ROAD AS CONVEYED TO THE STATE OF ILLINOIS BY DEED RECORDED AS DOCUMENT 12080573, 264.90 FEET WESTERLY (AS MEASURED ALONG SAID NORTHERLY RIGHT OF WAY LINE)-AS ITS INTERSECTION WITH THE EAST LINE OF THE WEST 416 FEET OF SAID WEST HALF OF THE SOUTH WEST QUARTER; THENCE NORTHERLY ON A LINE DRAWN AT RIGHT ANGLES TO SAID NORTHERLY LINE OF RIGHT OF WAY 239.08 FEET; THENCE WESTERLY ON A LINE FORMING AN ANGLE OF 72 DEGREES 40 MINUTES FROM SOUTH TO WEST WITH THE LAST DESCRIBED LINE 252.83 FEET TO A POINT IN THE WEST LINE OF SAID WEST HALF OF THE SOUTH WEST QUARTER 175 FEET NORTH OF ITS INTERSECTION WITH THE NORTHERLY LINE OF HIGGINS ROAD; THENCE SOUTH ON THE WEST LINE OF SAID WEST HALF OF THE SOUTH WEST QUARTER TO THE NORTHERLY LINE OF THE RIGHT OF WAY OF HIGGINS ROAD; THENCE EASTERLY ON THE NORTHERLY LINE OF SAID RIGHT OF WAY 179.63 FEET MORE OR LESS TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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PARCEL TWO:

THAT PART OF THE WEST FOUR HUNDRED SIXTEEN (416) FEET (EXCEPT THE NORTH FOUR HUNDRED TWENTY EIGHT AND NINE TENTHS (428.9) FEET THEREOF) OF THE WEST HALF OF THE SOUTH WEST QUARTER OF SECTION THIRTY FOUR (34), TOWNSHIP FORTY TWO (42) NORTH, RANGE NINE (9), EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST FOUR HUNDRED SIXTEEN (416) FEET OF THE WEST HALF OF THE SOUTH WEST QUARTER OF SAID SECTION THIRTY FOUR (34) WITH THE NORTHERLY LINE OF THE RIGHT OF WAY OF HIGGINS ROAD AS CONVEYED TO THE STATE OF ILLINOIS BY DEED RECORDED AS DOCUMENT 12080573; THENCE WESTERLY ON THE NORTHERLY LINE OF SAID RIGHT OF WAY TWO HUNDRED SIXTY FOUR AND NINETY ONE HUNDREDTHS (264.90) FEET; THENCE NORTHERLY ON A LINE DRAWN AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID RIGHT OF WAY ONE HUNDRED NINETY AND SEVENTEEN ONE HUNDREDTHS (190.17) FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID RIGHT OF WAY ONE HUNDRED NINETY THREE AND TWENTY THREE ONE HUNDREDTHS (193.23) FEET MORE OR LESS TO THE EAST LINE OF SAID WEST FOUR HUNDRED SIXTEEN (416) FEET; THENCE SOUTH ON EAST LINE OF SAID WEST FOUR HUNDRED SIXTEEN (416) FEET, TWO HUNDRED THREE AND TWENTY TWO ONE HUNDREDTHS (203.22) FEET MORE OR LESS TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 01-34-300-007 and 01-34-300-006

Property Address: 50 West Higgins Road, South Barrington, IL

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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: 1 | 12 | 2023

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:

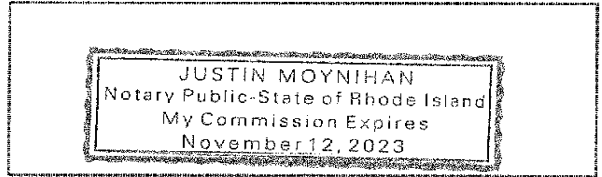
Justin Moynihan

By the said (Name of Grantor): Chris Forte

AFFIX NOTARY STAMP BELOW

On this date of: 1 | 12 | 2023

NOTARY SIGNATURE: [Signature]



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: 1 | 12 | 2023

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:

Justin Moynihan

By the said (Name of Grantee): Chris Forte

AFFIX NOTARY STAMP BELOW

On this date of: 1 | 12 | 2023

NOTARY SIGNATURE: [Signature]



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)**)