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23LA8992.502NC/RO

Doc#. 2311406139 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/24/2023 10:47 AM Pg: 1 of 3

TRUSTEE'S DEED

Dec ID 20230401692066
ST/CO Stamp 0-845-278-416 ST Tax \$80.00 CO Tax \$40.00

MAIL TO:

Mr. Thomas J. Rigby
The Real Estate Law Firm
1722 S. Randall Road, Suite 100
Geneva, IL 60134

GRANTOR Joseph F. Berg, as Trustee of a trust agreement dated January 2, 1991 and known as Trust Number 2814 of 404 Stone Place, Wheeling, IL 60090, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS to GRANTEE** Robbie R. Huber of PO Box 119, Lennox, SD 57039, all interest in and to the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

THE SOUTH 100 FEET OF THE NORTH 1933 FEET OF THE EAST 435.6 FEET OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: General real estate taxes not yet due or payable; covenants, conditions and restrictions of record; and building lines and easements.

Permanent Index Number: 03-09-401-034-0000

Property Address: 2814 N. Schoenbeck Road, Arlington Heights, IL 60004

WILLING
Real Estate Transfer Approved
Initials: JAW Date: 4/20/23
VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ISSUANCE

DATED this 20TH day of APRIL 2023

Joseph F. Berg
Joseph F. Berg, Trustee

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the Undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Joseph F. Berg, as Trustee of a trust agreement dated January 2, 1991 and known as Trust Number 2814, 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 said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 20 day of April, 2023



Rosanne M. O'Connor

Notary Public

My commission expires on 5-4-23.

PREPARER:

Cynthia L. Jensen
Jensen Law, P.C.
221 N LaSalle St., Suite 1600
Chicago, IL 60601

MAIL TAX BILLS TO:

Robbie R. Huber
PO Box 119
Lennox, SD 57039

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS
COUNTY OF COOK

Joseph F. Berg, Trustee of Trust 2814 Dated 1/2/1991, being duly sworn on oath, states that he is the owner of the property at 2814 N. Schoenbeck Road, Arlington Heights, IL 60004. 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 (1) 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 (5) acres or more in size which does not involve any streets or easements of access.
- 3. The division of lots or blocks of less than one (1) 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 involve any new streets or easement 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 easement of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that they make this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Joseph F. Berg
Joseph F. Berg, Trustee

STATE OF ILLINOIS
COUNTY OF COOK

Subscribed and sworn to before me this 20 of April, 2023

Rosanne M. O'Connor
Notary Public

