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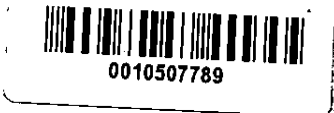
0010507789

GEORGE E. COLE®  
LEGAL FORMS

No. 808-REC  
May 1996

2838/0072 45 001 Page 1 of 4  
2001-06-12 09:00:23  
Cook County Recorder 27:00

WARRANTY DEED  
Statutory (Illinois)  
(Individual to Individual)



CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

Above Space for Recorder's use only

THE GRANTOR Bertrand Fink, Sandra Silverblatt, Phyllis Needle, and Lois Cohen, being all the heirs at law of Sylvia G. Fink, deceased of the \_\_\_\_\_ of \_\_\_\_\_ County of Cook State of Illinois for and

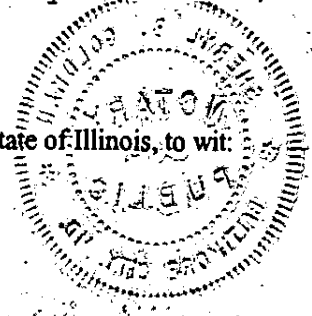
in consideration of Ten (\$10.00) DOLLARS, and other good and valuable considerations \_\_\_\_\_ in hand paid,

CONVEY \_\_\_\_\_ and WARRANT \_\_\_\_\_ to

LIBBY B. NATHAN LIVING TRUST n/t/a DATED APRIL 26, 1998, Libby B. Nathan, Trustee Samuel Romirowsky, Successor Trustee 6933 N. Kedzie, Chicago, IL 60645  
(Name and Address of Grantee)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Attached Legal Description



hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: covenants, conditions, and restrictions of record;

Document No. (s) \_\_\_\_\_, and to General Taxes for 2000 and subsequent years.

Permanent Real Estate Index Number(s): 10-36-120-003-1032

Address(es) of Real Estate: 6833 N. Kedzie, Unit 306, Chicago, IL 60645

Dated this 31st day of May, 2001

Bertrand Fink (SEAL) Phyllis Needle (SEAL)  
Sandra Silverblatt (SEAL) Lois Cohen (SEAL)

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

\* See Rider Attached

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141 etc 5027422/2105407 > 2

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GEORGE E. COLE  
LEGAL FORMS

1 3 5 8 5 6  
 DEPT. OF REVENUE JUN-6-01  
 REAL ESTATE TRANSACTION TAX  
 CITY OF CHICAGO  
 178.50

1 3 5 8 5 5  
 DEPT. OF REVENUE JUN-6-01  
 REAL ESTATE TRANSACTION TAX  
 CITY OF CHICAGO  
 999.00

State of Illinois  
 County of Cook

3 4 1 1 0 7  
 COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 REVENUE  
 JUN-7-01  
 DEPT. OF REVENUE  
 157.00

3 4 1 1 0 7  
 COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 REVENUE  
 JUN-7-01  
 DEPT. OF REVENUE  
 78.50

Warranty Deed  
Individual to Individual

Lois Cohen, Sandra Silverblatt & Phyllis Needle personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that they signed, sealed and delivered the said instrument as a 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 official seal, this 31st day of May, 2001.



*Martin E. Schultz*  
Notary Public

SHERYL B. GOLDMAN  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires May 1, 2004



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State of ~~Illinois~~ County of Baltimore ss. the undersigned, a Notary Public in and for State of Maryland said County, in the State aforesaid, DO HEREBY CERTIFY that

Bertram Fink

IMPRESS SEAL HERE  
personally known to me to be the same person is 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 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 official seal, this Twenty-seventh day of May 19 2001  
Commission expires May 1 19 2004 by Sheryl B. Goldman  
NOTARY PUBLIC

This instrument was prepared by Martin E. Schultz 7514 N. Skokie Blvd., Skokie, IL 60077  
(Name and Address)

MAIL TO: Barbara Fox  
(Name)  
100 N. LaSalle, Suite 1710  
(Address)  
Chicago, IL 60602  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Libby B. Nathan Living Trust  
(Name)  
6833 N. Kedzie, unit 306  
(Address)  
Chicago, IL 60645  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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## RIDER

To have and to hold the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth:

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated or privileged to inquire into any of the terms of said trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5024722 NWA  
STREET ADDRESS: 6833 N. KEDZIE UNIT 300  
CITY: CHICAGO COUNTY: COOK  
TAX NUMBER: 10-36-120-003-1032

### LEGAL DESCRIPTION:

UNIT NUMBER 3-06, AS SHOWN AND IDENTIFIED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):  
BLOCK 2, ALSO THAT PART OF VACATED WEST MORSE AVENUE LYING EAST OF THE EAST LINE OF THE EAST OF NORTH KEDZIE AVENUE AND WEST OF THE EAST LINE OF VACATED NORTH ALBANY AVENUE; ALSO THAT PART OF VACATED NORTH ALBANY AVENUE LYING NORTH OF THE NORTH LINE OF WEST PLATT AVENUE AND SOUTH OF THE SOUTH LINE OF VACATED WEST MORSE AVENUE ALL IN COLLEGE GREEN SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP BY WINSTON - GARDENS, INC., RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 19882456, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

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