

UNOFFICIAL COPY

0010660439

2001-07-24 10:07:30
Cook County Recorder 27.00



Warranty Deed
Statutory (ILLINOIS)
General

Above Space for Recorder's Use Only

THE GRANTOR(S)

Joseph K. Joyce, married to Donna Joyce

of the City of Inverness, County of Cook, State of Illinois for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, CONVEYS and WARRANTS to

~~James Joyce~~ JAMES V. JOYCE, AS TRUSTEE OF THE JAMES V. JOYCE FAMILY TRUST
1523 Winslow Dr., Palatine, IL. 60067 DATED MAY 28, 1999

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

[LEGAL DESCRIPTION ATTACHED]

THIS IS NOT HOMESTEAD PROPERTY

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO:* General taxes for 2000 and subsequent years.

Permanent Index Number (PIN): 02-12-100-048-0000

Address(es) of Real Estate: 1523 Winslow Dr., Palatine, IL. 60067

BOX 333-CTI

Dated this 13th day of July 2001

Joseph K. Joyce
Joseph K. Joyce

(SEAL) (SEAL)

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JUL 16 '01
170.00

COOK CO. NO. 018
314224

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUL 16 '01
DEPT. OF REVENUE
340.00

7914912 10f2
21069013
2C

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State of Illinois, County of Cook, ss., I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Joseph K. Joyce, married to Donna Joyce**, 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 official seal, this 13th day of July, 2001.

Commission expires 12/13/03, Lisa A. Roberts
NOTARY PUBLIC

This instrument was prepared by Robert P. Rauschert, 1025 W. Webster Ave., Chicago, Illinois 60614

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

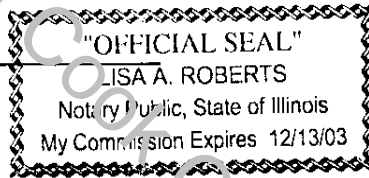
JAMES V. JOYCE
1000 W. CLARENDON RD
ARLINGTON HTS IL 60004-4508

James Joyce
1523 Winslow Dr.
Palatine, IL 60067

INVESCO
1295 RAND RD
DES PLAINES IL 60016

OR

Recorder's Office Box No. _____



0310660439

Property of Cook County Clerk's Office

LEGAL DESCRIPTION

Parcel 1:

Lot 12 in Palatine Square, a Planned Unit Development Plat of Part of the Northwest 1/4 of Section 12, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded registered in the Office of the Registrar of Titles of Cook County, Illinois, on January 20, 1978 as Document No. LR2994959, in Cook County, Illinois.

Parcel 2:

Easement for the benefit of Parcel 1 over Lots 34 and 35, as created by Declaration of Easements dated January 20, 1978 and filed January 20, 1978 as Document LR2994960, for ingress and egress, in Cook County, Illinois.

Property of Cook County Clerk's Office

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.

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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 obliged 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 obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged 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 of 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.

County Clerk's Office

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