

UNOFFICIAL COPY

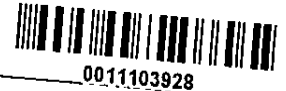
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9/5/0027 53 001 Page 1 of 3

2001-11-26 09:39:48

Cook County Recorder 25.50

WARRANTY DEED
Statutory (ILLINOIS)
Individual to Individual



THE GRANTOR, **SUSAN M. ALBRECHT**, divorced and not since remarried, 8111 Christie, Lyons, Illinois 60534, for and in consideration of **Ten (\$10.00) Dollars**, and other good and valuable consideration in hand paid **CONVEY AND WARRANT TO:**

1/3

COSMOPOLITAN BANK AND TRUST as Trustee Under Trust Agreement Number 30416 dated March 7, 1996, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 29 IN BLOCK 11 IN AUSTIN PARK SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

0135002

Address: 1138 S. Taylor
Oak Park, IL 60304

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

Permanent Index #: 16-17-321-016

Subject to: Covenants, conditions and restrictions of record, real estate taxes for the years 2000 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **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 wither 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 revision 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 changes 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 purchases money, rent, or money borrowed or advanced on said premises, or be obligated 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 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 of other dispositions 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.

DATED this 8th day of November, 2001.



Susan M. Albrecht

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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 **Susan M. Albrecht**, divorced and not since remarried, is 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 she signed, sealed and delivered the said instrument as their 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 11103928 7TH day of November, 2001.


Notary Public

My Commission expires

"OFFICIAL SEAL"
Edward J. Maliszewski, Jr.
Notary Public, State of Illinois
My Commission Expires 08/26/2004

11103928 NOV.-7.01

Oak Park

11103928
00000015
REAL ESTATE
TRANSFER TAX
01376.00
FP 102801


This instrument was prepared by:
Edward J. Maliszewski, Jr., Esq.
840 S. Oak Park Ave.
Oak Park, Illinois 60304




Mail to:
Mr. Ken Javor
1138 S. Taylor
Oak Park, IL 60304

Send subsequent tax bills to:
Mr. Ken Javor
1138 S. Taylor
Oak Park, IL 60304

RECORDER'S OFFICE BOX NO. _____

STATE TAX

STATE OF ILLINOIS
11103928 NOV.20.01
00000000 9782E00000
REAL ESTATE TRANSFER TAX
11103928
00172.50
FP326669

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX
11103928 NOV.20.01
00000067596
REAL ESTATE TRANSFER TAX
00086.25
FP326670
REVENUE STAMP

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Property of Cook County Clerk's Office

My Commission Expires
Notary Public for Cook County
State of Illinois