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2003-01-21 10:49:28

Cook County Recorder

28.50

**TRUSTEE'S DEED**



0030086979

THIS INDENTURE, made this 16<sup>th</sup> day of December, 2002, between JAMES D. COLLINS, Trustee or Successor Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said individuals in pursuance of an inter vivos trust agreement dated the 8th day of December, 1999, and known as the "Inter Vivo Trust Agreement of Dorothy L. Collins dated December 8, 1999," party of the first part, and MICHAEL T. CHAMPION, divorced and not since remarried, of 560 W. Kathleen Drive, Des Plaines, Illinois 60016, party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/hundredths (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

LOT 18 IN BLOCK 2 IN W.G. MCINTOSH AND COMPANY'S 22<sup>ND</sup> STREET ADDITION, BEING A SUBDIVISION OF THAT PART OF THE NORTH 100 ACRES OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF ILLINOIS CENTRAL RAILROAD (FORMERLY CHICAGO MADISON NORTHERN RAILROAD) IN COOK COUNTY, ILLINOIS.

Subject to: General real estate taxes not due and payable at time of closing; (b) Special Assessments confirmed after this Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

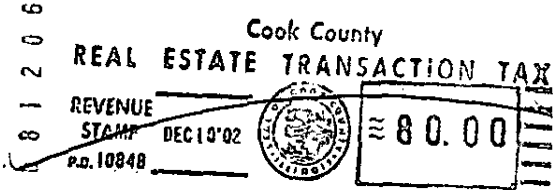
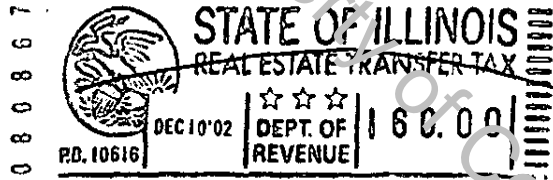
P.I.N.: 15-25-101-030

PROPERTY ADDRESS: 2244 S. Forest Avenue, North Riverside, Illinois 60546

Together with the tenements and appurtenances thereunto belonging.  
TO HAVE AND TO HOLD the same unto said parties of the second part forever.

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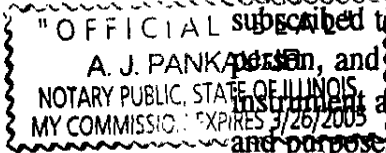
This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustees by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this: 16 day of Dec., 2002

PLEASE (SEAL) James D. Collins (SEAL) \_\_\_\_\_  
(SEAL) JAMES D. COLLINS, Trustee  
PRINT OR or Successor Trustee as trustee  
TYPE \_\_\_\_\_  
NAME(S) \_\_\_\_\_  
BELOW \_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)  
SIGNATURE(S) \_\_\_\_\_

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said

County, in the State aforesaid, DO HEREBY CERTIFY that JAMES D. COLLINS personally known to me to be the same person whose name 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 as such executor, for the uses and purposes therein set forth.



Given under my hand and official seal, this 16 day of Dec., 2002

Commission expires \_\_\_\_\_, \_\_\_\_\_

AJP  
NOTARY PUBLIC

This instrument was prepared by John Pankau, 105 E. Irving Park Road, Itasca, Illinois

60143-0

MAIL TO:

William Tarnow  
Attorney at Law  
1060 Cherry Lane  
Lombard, Illinois 60148

SEND SUBSEQUENT TAX BILLS TO:

Michael T. Champion  
2244 S. Forest Avenue  
North Riverside, IL 60546