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Prepared by & Return to:
James P. Antonopoulos
Attorney at Law
5045 N. Harlem Ave.
Chicago, IL 0656



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2003-03-13 08:40:33
Cook County Recorder 48.50

COOK COUNTY
RECORDER
EUBENE "GENE" MOORE
MAYWOOD OFFICE



Mail Tax Bill To:
Thomas R. Bouvier
1009 SE Bywood Ave.
Port St. Lucie, FL 34983

Warranty Deed To Trustee

The Grantor(s) Salvador R. Fabregas Jr. and Victoria S. Fabregas, husband and wife of the County of Cook State of Illinois for and in consideration of One Hundred Dollars, and other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants under provisions of Section Unto Thomas R. Bouvier as Trustee and not personally under the provisions of the Bouvier Family trust agreement dated the 27th day of February Two Thousand and Three, the following described real estate in the County of Cook, State of Illinois to wit:

LOT 2 IN SOUTH RIDGELAND SUBDIVISION OF LOT 6 IN B.F. JERVIS' SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.
RE: 1103 SOUTH GUNDERSON, OAK PARK, ILLINOIS 60302
PIN# 16-18-419-020-0000

Together with all the tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

To have and to hold the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to 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 donate, 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 now or later, and upon any terms and for any period or periods of time 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 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 renters, 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 the said trustee in relation to said premises, 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, 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

EXEMPTION APPROVED

Exempt under Real Estate Transfer Tax Act Sec. 4
par & Cook County Ord. 55077
Date March 13, 2003 Sign Thomas R. Bouvier
Sandra Sobere
VILLAGE CLERK
VILLAGE OF OAK PARK

Handwritten initials/signature

conveyance, lease or other instrument. (a) that at the time of 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 full accordance of the trust's conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

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. 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.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003

In Witness Whereof, the said grantor(s) has(have) hereunto set his(their) hands and seals this 27th day of February 20 03 A.D.

Signed Sealed and Delivered in our Presence

[Signature]
Seal (signature) Salvador R. Fabregas Jr.

[Signature]
Witness (signature #1 for Salvador)

[Signature]
Witness (signature #2 for Salvador)

[Signature]
Seal (signature) Victoria S. Fabregas

[Signature]
Witness signature #2 for Victoria

[Signature]
Witness signature #2 for Victoria

I *Hereby Certify* that on this day, before me, an officer duly authorized in the State of PHILIPPINES, county of Philippines to take acknowledgments, personally appeared Salvador R. Fabregas Jr. and Victoria S. Fabregas to me known as the person(s) described in and who executed the foregoing instrument and Acknowledged before me that they executed the same.

Witness my hand and official seal in the county and State last aforesaid this FEB 27 2003
20 A.D.

[Signature]
Notary Public Signature For Victoria

My commission expires 3-14-05

STATE OF OREGON)
) ss.

County of Multnomah)

Subscribed and Sworn to before me this 3rd day of March, 2003 by Victoria S. Fabregas



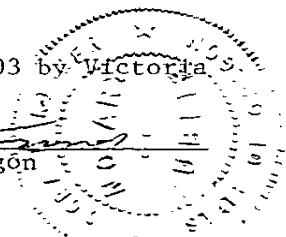
[Signature]
ATTY/DOPE M. VELASCO

Notary Public Signature for Salvador

UNTIL DEC 31/2003
My commission expires 12/31/03

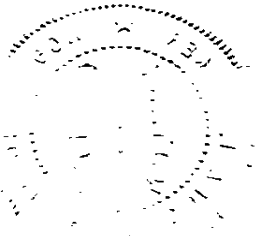
IBP OR#570927 12/27/02 PASIG

[Signature]
Notary Public for Oregon



UNOFFICIAL COPY

Property of Cook County Clerk's Office





EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated March 7th, 2003

Salvador R. Fabregas Jr.

SALVADOR R. FABREGAS JR.

Signature: _____

Grantor or Agent

Subscribed and sworn to before me
By the said SALVADOR R. FABREGAS JR.
This 7th day of MARCH, 2003
Notary Public

Victoria S. Fabregas

VICTORIA S. FABREGAS

DANILO B. BAÑARES
Notary Public

Until December 31, 2003

PTA # MA 185203-01-02-13

BP # IL RP 0413-01-14-96

DOC NO 29990
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SERIES OF 2008

The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity, recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 3-12, 2003

Thomas R. Bouvier

THOMAS R. BOUVIER

Signature: _____

Grantee or Agent

Subscribed and sworn to before me
By the said Thomas Bouvier
This 12th day of MARCH, 2003
Notary Public *Carol A. Lira*

"OFFICIAL SEAL"
Carol A. Lira
Notary Public, State of Illinois
My Commission Exp. 10/24/2005

NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)