

UNOFFICIAL COPY

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2003-03-21 12:21:44

Cook County Recorder 28.50

TRUSTEE'S DEED

THE GRANTOR, JOHN C. FOSTER, as Trustee, under the ELEANOR F. FOSTER Living Trust dated February 12, 1994, of 2719 W. Habberton, Park Ridge, IL 60068, for and in consideration of One Dollar, and other good and valuable consideration paid in hand, convey and warrant as

to one-half undivided interest to JOHN C. FOSTER, Trustee under the ELEANOR F. FOSTER FAMILY TRUST, of 2719 w. Habberton, Park Ridge, IL 60068, all interest in the following described real estate in Cook County, Illinois, to wit:

LOT 80 AND 81 IN PETER M. HOFFMAN'S GREATER PARK RIDGE SUBDIVISION IN THAT PART OF THE SOUTHEAST 1/4 OF SECTION 21, AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, LYING NORTH OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, IN TOWNSHIP 41, NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 25, 1924, AS DOCUMENT NUMBER 8564763.

PIN# 09-22-310-001-0000 and 09-22-310-002-0000



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP

NO. 21256

Property Address: 2719 W. Habberton, Park Ridge, Illinois 60068

TO HAVE AND TO HOLD the aforesaid property forever together with the tenements and appurtenances thereto belonging. This deed is executed by the Trustee, pursuant to and in exercise of the power and authority granted to and vested in it by the terms of a deed or deeds in trust duly recorded and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereto enabling, subject, however to the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said country; all unpaid general taxes and special assessments and other liens and claims of every kind; pending litigation, if any, affecting the said real estate; building lines, building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; zoning and building laws and ordinances; mechanics' lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee

or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the Trustees or any of the beneficiaries under said Trust Agreement, on account of this instrument or on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

Dated this 30th day of October, 2002.

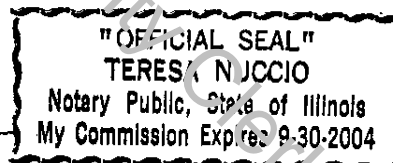

JOHN C. FOSTER, Trustee

State of Illinois)

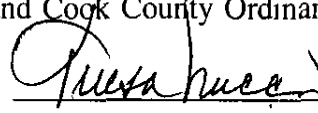
County of Cook)

I am a notary public for the County and State above. I certify JOHN C. FOSTER, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal, this 30th day of October, 2002. My commission expires: 9-30-2004.


NOTARY PUBLIC



EXEMPTION STATEMENT: Exempt under Illinois Real Estate Transfer Tax Act, Sec. 4, Par. E and Cook County Ordinance 95104, Par. 4.

Signed: 

Dated: 10-30-02

This instrument prepared by:
TERESA NUCCIO, Attorney At Law
1460 Renaissance Drive, Suite 105, Park Ridge, IL 60068

Return Recorded Deed to: Preparer

Send Tax Bills to:

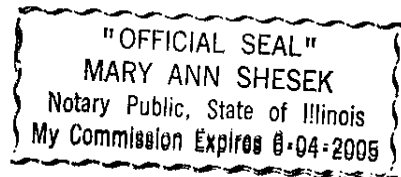
JOHN C. FOSTER
2719 W. Habberton, Park Ridge, Illinois 60068

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, 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 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 3-12, 2003Signature *P. Sheek*Grantor or Agent

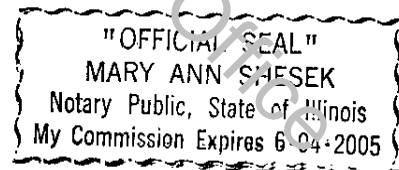
Subscribed and sworn to before me
by the said agent this 12th day
of March, 2003.

Notary Public *Mary Ann Sheek*

The Grantee or his agent affirms that, to the best of his knowledge, 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 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 Illinois.

Dated 3-12, 2003Signature *P. Sheek*Grantee or Agent

Subscribed and sworn to before me
by the said agent this 12th day
of March, 2003.

Notary Public *Mary Ann Sheek*

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.) -