

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0326749035
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/24/2003 08:44 AM Pg: 1 of 3

THE INDENTURE WITNESSETH THAT THE GRANTORS, GERALD KENNETH OLSON, NOT INDIVIDUALLY, BUT AS TRUSTEE OF THE GERALD KENNETH OLSON MARITAL TRUST UNDER AGREEMENT, DATED THE 14TH DAY OF DECEMBER, 1999, OR HIS SUCCESSORS IN INTEREST AND MAUREEN ANNE CONLEY-OLSON, NOT INDIVIDUALLY, BUT AS TRUSTEE OF THE MAUREEN ANNE CONLEY-OLSON TRUST

6704396

AGREEMENT, DATED THE 14TH DAY OF DECEMBER, 1999, OR HER SUCCESSORS IN INTEREST with their principal office located at **1257 WEST NELSON, CHICAGO, ILLINOIS 60657**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable considerations in hand paid, **CONVEYS and WARRANTS UNTO: LOSHI NAKO a married person** of **3811 W. 115th Street, Alsip IL 60804**, in **Alsip, Illinois**, County of Cook and State of Illinois, to-wit:

Legal Description:

LOTS 23 AND 24 IN J.W. HAMBLETON'S SUBDIVISION OF BLOCK 6 IN JOHNSTON'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: **13-36-421-019-0000 and 13-36-421-020-0000**

Common Address: **1701-1703 NORTH ROCKWELL, CHICAGO, ILLINOIS 60647**

Subject Only To the Following, if any: Covenants, conditions, restrictions of record, ~~mortgages or trust deeds of record~~, general real estate taxes for 2002 2ND Installment and subsequent years; and building laws and ordinances; leases and tenancies, if any.

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 are hereby granted to said Trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; 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 successors 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 present or in future, 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 for any period or periods of time to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract or 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 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 to 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.

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City of Chicago
 Dept. of Revenue
 317909
 09/10/2003 12:33 Batch 03195 53



Real Estate
 Transfer Stamp
 \$3,075.00

Property of Cook County Clerk's Office

STATE TAX
 STATE OF ILLINOIS

 SEP. 17.03
 COOK COUNTY

0000012295
 REAL ESTATE
 TRANSFER TAX
 004 10.00
 FP35 1023

COUNTY TAX
 COOK COUNTY
 REAL ESTATE TRANSACTION TAX

 SEP. 17.03
 REVENUE STAMP

0000012581
 REAL ESTATE
 TRANSFER TAX
 00205.00
 FP35 1014

UNOFFICIAL COPY**WARRANTY DEED IN TRUST**

THE INDENTURE WITNESSETH THAT THE GRANTORS, GERALD KENNETH OLSON, NOT INDIVIDUALLY, BUT AS TRUSTEE OF THE GERALD KENNETH OLSON MARITAL TRUST UNDER AGREEMENT, DATED THE 14TH DAY OF DECEMBER, 1999, OR HIS SUCCESSORS IN INTEREST AND MAUREEN ANNE CONLEY-OLSON, NOT INDIVIDUALLY, BUT AS TRUSTEE OF THE MAUREEN ANNE CONLEY-OLSON TRUST

AGREEMENT, DATED THE 14TH DAY OF DECEMBER, 1999, OR HER SUCCESSORS IN INTEREST with their principal office located at **1257 WEST NELSON, CHICAGO, ILLINOIS 60657**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable considerations in hand paid, **CONVEYS and WARRANTS UNTO: LOSHI NAKO** a _____ of _____ in the City of Chicago, County of Cook and State of Illinois, to-wit:

Legal Description:

LOTS 23 AND 24 IN J.W. FABLETON'S SUBDIVISION OF BLOCK 6 IN JOHNSTON'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: **13-36-421-019-0000 and 13-36-421-020-0000**

Common Address: **1701-1703 NORTH ROCKWELL, CHICAGO, ILLINOIS 60647**

Subject Only To the Following, if any: Covenants, conditions, restrictions of record, mortgages or trust deeds of record, general real estate taxes for 2002 2ND Installment and subsequent years; and building laws and ordinances; leases and tenancies, if any.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust, and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority are hereby granted to said Trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; 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 successors 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 present or in future, 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 for any period or periods of time to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract or 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 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 to 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.

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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 borrowed or advanced on said premises, or be obliged to see that the terms of this Trust have been complied with, or obliged to inquire into the necessity or expediency of any act of said Trustee in relations 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 Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said Trustee was duly authorized and 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 interests 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Title is hereby directed to registered or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition" or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

And the said Grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor(s) aforesaid has/have hereunto set our hand and seal this 8th day of AUGUST, 2003.

X Gerald K. Olson
GERALD KENNETH OLSON, NOT INDIVIDUALLY, BUT AS TRUSTEE OF THE GERALD KENNETH OLSON MARITAL TRUST UNDER AGREEMENT, DATED THE 14TH DAY OF DECEMBER, 1999,

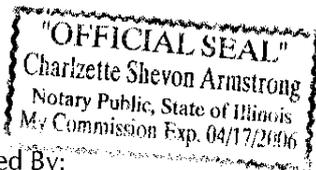
X Maureen Conley Olson
MAUREEN ANNE CONLEY-OLSON, NOT INDIVIDUALLY, BUT AS TRUSTEE OF THE MAUREEN ANNE CONLEY-OLSON TRUST AGREEMENT, DATED THE 14TH DAY OF DECEMBER, 1999

STATE OF ILLINOIS)
COUNTY OF C O O K)ss:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GERALD KENNETH OLSON, NOT INDIVIDUALLY, BUT AS TRUSTEE OF THE GERALD KENNETH OLSON MARITAL TRUST UNDER AGREEMENT, DATED THE 14TH DAY OF DECEMBER, 1999, AND MAUREEN ANNE CONLEY-OLSON, NOT INDIVIDUALLY, BUT AS TRUSTEE OF THE MAUREEN ANNE CONLEY-OLSON TRUST AGREEMENT, DATED THE 14TH DAY OF DECEMBER, 1999, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal this 8TH day of AUGUST, 2003.

Charllette S. Armstrong
Notary Public



This Instrument Prepared By:
Developer's Title Services, Inc.
c/o Charlzette S. Armstrong
3216 South Shields Avenue
Chicago, Illinois 60616
Tel: (312) 326-2645

MAIL TO:
Attorney Dan Lauer
1424 West Division, Chicago, Illinois 60627
NEW TAX PAYER: LOSHI NAKO
1701-1703 NORTH ROCKWELL 3B11 W. 115th
CHICAGO, ILLINOIS 60647 - Alsip IL 60809