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WARRANTY DEED



Doc#: 0329039010
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 10/17/2003 10:04 AM Pg: 1 of 4

THE GRANTORS, WILLIAM KENNETH DIXON, a single man, of 2002 Lexington Drive, #C, City of Palatine, Cook County, State of Illinois, WILLIAM NATHAN DIXON and MARY B. DIXON, his wife, of 1245 Woburn Avenue, City of Greenville, Bond County, State of Illinois, KELLY ANNE DIXON, a single woman, of 1250 North Dearborn, Apt 12D, City of Chicago, Cook County, State of Illinois, for and in consideration of **Ten and no/100 (\$10.00) Dollars** and other valuable considerations in hand paid, WARRANT and CONVEY as follows:

WILLIAM K. DIXON, also known as WILLIAM KENNETH DIXON, sole Trustee, or his successors in trust, under the WILLIAM K. DIXON LIVING TRUST, dated May 6, 2003, and any amendments thereto.

All interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ON EXHIBIT A

Permanent Real Estate Index Number: 02-01-102-053-1201
Address(es) of Real Estate: 2002 Lexington Drive, #C
Palatine, Illinois

Exempt under provisions of Paragraph E Section 4, Real Estate Transfer Tax Act.

Date May 6 2003 Deborah B Cole
Buyer, Seller or Representative

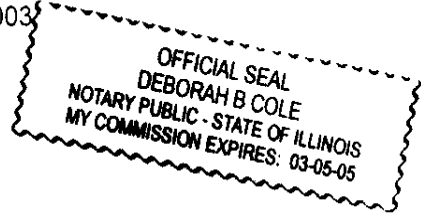
With full power and authority in any Trustee or Successor Trustee to protect, sell, lease, encumber or dispose of the Real Estate in the same manner as a person owning it in fee simple and without any trust, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, the GRANTORS aforesaid have set their hands and seals this

5/6 2003
William K Dixon
WILLIAM KENNETH DIXON
Kelly Anne Dixon
KELLY ANNE DIXON

William Nathan Dixon
WILLIAM NATHAN DIXON
Mary B Dixon
MARY B. DIXON

SUBSCRIBED and SWORN to before me this 5/6, 2003
Deborah B Cole
Notary Public



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MAIL TO: DEBORAH B. COLE
Attorney at Law
Deborah B. Cole, Ltd.
1525 East 53rd Street, Suite 920
Chicago, Illinois 60615

Send Tax Bills to:
WILLIAM K. DIXON
2002 Lexington Drive #C
Palatine, Illinois 60074

This instrument was prepared by: DEBORAH B. COLE, Attorney at Law, Deborah B. Cole, Ltd., 1525 East 53rd Street, Suite 920 Chicago, Illinois 60615.

I hereby certify that I prepared this deed from information supplied to me by the parties hereto. I do not guarantee marketability of title, accuracy of the description or quantity of land described, as I did not examine the title to the property involved.

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Exhibit A – Legal Description

Unit Number 254-C as delineated on the survey of Heritage Manor in Palatine Condominium (also known as Ivy Glen Palatine Condominium) of the part of the Northwest quarter of Section 1, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois (hereinafter referred to as "Parcel"), which survey is attached as Exhibit "A" to the Declaration of Condominium made by Building Systems Housing Corp., a corporation of Ohio, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on December 21, 1972 as Document Number 22165443, as amended by Document Number 22287021, and as may be amended from time to time, together with a percentage of the common elements appurtenant to said unit as set forth in said Declaration, which percentages shall automatically change in accordance with amended declarations as same are filed of record pursuant to said Declaration, and together with additional common elements as such amended declarations are filed of record, in the percentages set forth in such amended declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such amended declaration as though conveyed hereby, together with its undivided percentage interest in said Parcel (excepting from said Parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey) in Cook County, Illinois.

P.I.N. 02-01-102-053-1201

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 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.

Date: Oct 16, 2003

Signature [Handwritten Signature]
Grantor's Agent

Subscribed and sworn to before me by the said Agent this Oct 16, 2003

[Handwritten Signature]
Notary Public



(Seal)

The grantee or her/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.

Date: Oct 16, 2003

Signature [Handwritten Signature]
Grantee's Agent

Subscribed and sworn to before me by the said Agent this Oct 16, 2003

[Handwritten Signature]
Notary Public



(Seal)

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.