



Doc#: 0330018043
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 10/27/2003 09:55 AM Pg: 1 of 4

WARRANTY DEED

=====
THIS INDENTURE
WITNESSETH, that the Grantor,
DERRICK ROWE, a single man,
of the County of Cook and State
of Illinois, for and in
consideration of TEN and 00/100
Dollars, and other good and
valuable consideration, in hand
paid, CONVEYS and
WARRANTS unto DERRICK
ROWE, Trustee of the Derrick
Rowe Living Trust Agreement
dated September 19, 2003, the
following described real estate in
the County of Cook and State of
Illinois:

=====
For Recorder's Use
=====

See Exhibit "A" attached hereto and made a part hereof

P.I.N 1915-203-057-0000
COMMON ADDRESS: 6207 S. Knox, Unit K, Chicago, IL 60629

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 is hereby granted to said Trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to re-subdivide 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, 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 and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time or times 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 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, 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 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 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, trust 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 any such

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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 conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument, and (d) if the conveyance is made to a 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.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set her hand and seal by affixing her signature this 01 day of October, 2003.

Exempt under Section 4(e) of the Real Estate Transfer Tax Act.



Derrick Rowe

STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that DERRICK ROWE, personally known to me to be the same person whose name is 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 1st day of October, 2003.

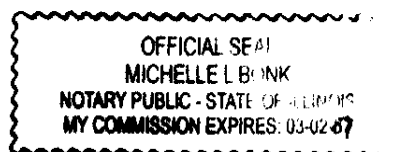


NOTARY PUBLIC

THIS DOCUMENT PREPARED BY:
Thomas F. Courtney & Associates
7000 West 127th Street
Palos Heights, Illinois 60463
(708) 448-4400

TAX BILL TO:
Derrick Rowe
6207 S. Knox, Unit K
Chicago, IL 60629

RETURN TO:
Box 49



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EXHIBIT 'A'

Legal Description

UNIT 6207 K:

PARCEL 1: THE NORTH 42.00 FEET OF THE SOUTH 54.00 (EXCEPT THE WEST 94.59 FEET THEREOF) OF THE SOUTH 130.33 FEET OF THE NORTH 195.50 FEET OF THAT PART (EXCEPT THE EAST 183 FEET THEREOF AND EXCEPT THE NORTH 1975.71 FEET THEREOF) OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF THE LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST 1/4 300.62 FEET WEST OF THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4 299.94 FEET WEST OF THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE COMMON AREA AS DESIGNATED ON THE PLAT OF SURVEY AND GRANTED IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR MIDWAY MANOR TOWNHOUSE ASSOCIATION RECORDED ASD DOCUMENT 95852330

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STATEMENT FOR BY GRANTOR AND GRANTEE

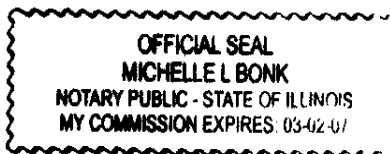
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold 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 in Illinois.

Dated Oct 1, 2003

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me this 1st day of October, 2003

[Signature]
Notary Public



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 in Illinois.

Dated Oct 1, 2003

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me this 1st day of October, 2003

[Signature]
Notary Public



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.)