

UNOFFICIAL COPY

TRUSTEE'S DEED

THE GRANTOR, VIRGINIA M. DIAZ, as Successor Trustee, under the ALFONSO DIAZ, M.D. LIVING TRUST Dated June 6, 2001, of 934 Bonnie Brae, of the City of River Forest, Cook County, Illinois, for and in consideration of One Dollar, and other good and valuable consideration paid in hand, convey and WARRANT as to a one-half undivided interest to:

VIRGINIA M. DIAZ, Trustee, under the ALFONSO DIAZ FAMILY TRUST, of 934 Bonnie Brae, City of River Forest, Illinois 60305, all interest in the following described real estate in Cook County, Illinois, to wit:

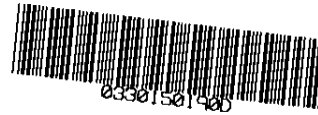
Lot 8 (except the North 30 feet and the South 5 feet thereof) in Block 10 in Subdivision of Block 1, 8, 9, and 10, 11, 14, 15, and 16 in Bogue's Addition to Oak Park, being a Subdivision in the Southeast Quarter of Section 1, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PIN # 15-01-411-011

Property Address: 934 Bonnie Brae, River Forest, IL 60305

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



Doc#: 0330150190
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 10/28/2003 12:45 PM Pg: 1 of 3

EXEMPTION APPROVED
DEPUTY VILLAGE CLERK, VILLAGE OF RIVER FOREST

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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 July, 2003.

Virginia M. Diaz
VIRGINIA M. DIAZ, Trustee

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

Signed: Teresa Nuccio

Dated: July 30, 2003

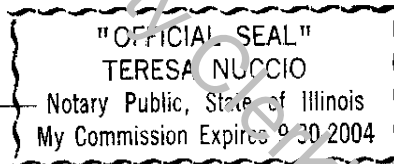
State of Illinois)

)ss.

County of Cook)

I am a notary public for the County and State above. I certify VIRGINIA M. DIAZ, 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 she signed and delivered the instrument of her free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal, this 30th day of July, 2003. My commission expires: 9-30-04.

Teresa Nuccio
NOTARY PUBLIC



This instrument was prepared by Teresa Nuccio, Esq., TERESA NUCCIO, P.C., 1460 Renaissance Drive, Suite 105, Park Ridge, Illinois 60068, without the benefit of a title examination. The property description was furnished by the parties herein, and the attorney preparing this deed does not certify the accuracy of it.

When Recorded Mail to: Teresa Nuccio, P.C., 1460 Renaissance Drive, #105, Park Ridge, IL 60068

Send tax bills to: VIRGINIA M. DIAZ, Trustee, 934 Bonnie Brae, River Forest, IL 60305

EXEMPTION APPROVED
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David M. Mangan

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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.

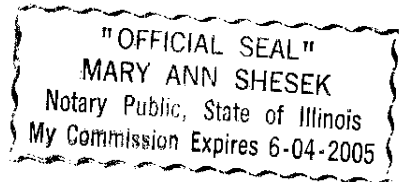
Dated 10-23, 2003

Signature _____

Grantor or Agent

Subscribed and sworn to before me by the said agent this 23rd day of October, 2003.

Notary Public _____



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.

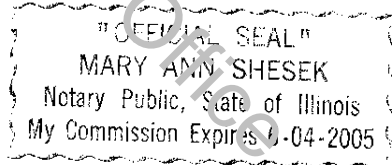
Dated 10-23, 2003

Signature _____

Grantee or Agent

Subscribed and sworn to before me by the said agent this 23rd day of October, 2003.

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.) -