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PREPARED BY:

James F. Kirk, Attorney
10031 W. 191st St.
Mokena, IL 60448



MAIL TAX BILL TO:

James Bokenkamp
10700 S. Washington Street, #103
Oak Lawn, IL 60453

Doc#: 0333814119

Eugene "Gene" Moore Fee: \$28.00

Cook County Recorder of Deeds

Date: 12/04/2003 11:33 AM Pg: 1 of 3

MAIL RECORDED DEED TO:

Janice Federinko Winter, Attorney
P. O. Box 583
Palos Heights, IL 60463

WARRANTY DEED
Statutory (Illinois)

THE GRANTOR(S), Kimberly Taylor, A Single Person

, of the City of Oak Lawn, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to

James W. Bokenkamp and Angelia E. Bokenkamp, Trustees of the James W. Bokenkamp and Angelia E. Bokenkamp Loving Trust dated September 14, 1990

of 8223 S. Meade Avenue, Burbank, IL 60459,

s, all right, title, and interest in

the following described real estate situated in the County of COOK, State of Illinois, to wit:

Parcel 1: Unit Number 10700-103 in Eagle Ridge Condominium, as delineated on a survey of the following described real estate: Lot 1 in Eagle Ridge Subdivision Phase I, being a Subdivision of part of the Southwest 1/4 of Section 16, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 96896688, together with its undivided percentage interest in the common elements.

Parcel 2: The exclusive right to use the Parking Space Number 103, limited common element, as delineated on the survey attached to Declaration aforesaid recorded as Document 96896688.

Permanent Index Number(s): 24-16-301-044-1003

Property Address: 10700 S. Washington Street, #103, Oak Lawn, IL 60453

Subject, however, to the general taxes for the year of 2003 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 20th Day of October 20 03

Kimberly Taylor

ATGF, INC.

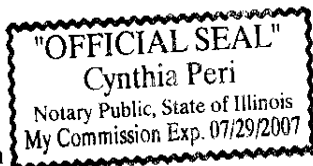
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Joint Tenancy Warranty Deed - *Continued*

STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

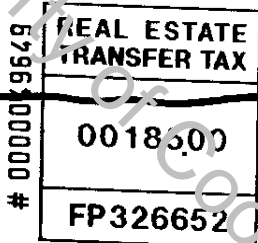
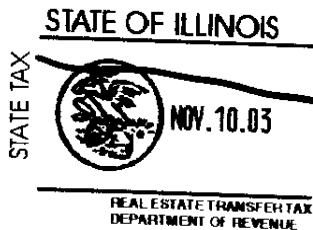
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Kimberly Taylor, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 29th Day of October 20 03



Cynthia Peri
Notary Public
My commission expires: 7-29-03

Exempt under the provision of paragraph



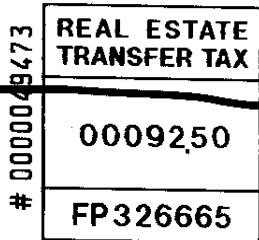
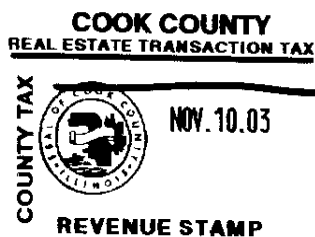
Village Real Estate Transfer Tax of Oak Lawn \$200

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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 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 praesenti or in futuro, 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 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.

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 interest 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 Titles is hereby directed not to register 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.