

WARRANTY DEED  
IN TRUST

UNOFFICIAL COPY



0402327070

Doc#: 0402327070  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 01/23/2004 12:36 PM Pg: 1 of 4

THIS INDENTURE WITNESSETH, That the  
Grantor  
**JEAN M. KAFANTARIS, A WIDOW**  
**EDWARD J. SIGNORE AND KANELIA SIGNORE, HIS WIFE**

of the County of **Cook**  
and State of **Illinois**  
For and in consideration of TEN AND  
00/100 DOLLARS (\$10.00) and other  
good and valuable considerations in  
hand paid, CONVEY and WARRANT  
unto the **FIRST SAVINGS BANK OF  
HEGEWISCH**, a corporation of Illinois,  
whose address is 13120 Baltimore  
Avenue, Chicago, IL 60633, as  
Trustee under the provisions of a trust agreement dated the **30th** day of **December**, 20 **03**,  
known as Trust Number **203209**, the following described real estate in the County of  
and State of Illinois, to-wit:

**legal attached**

Reserved for Recorder's Office

3+ Aff  
Box

**BOX 215**

Permanent Tax Number: **28 31 304 017 0000**

**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 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 *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

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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.

And the said grantor \_\_\_\_\_ hereby expressly waive \_\_\_\_\_ and release 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 ha ve hereunto set their hand \_\_\_\_\_ and seal \_\_\_\_\_ this 30th day of December 20 03.

Jean M. Kafantaris (Seal)  
Jean M. Kafantaris

Edward J. Signore (Seal)  
Edward J. Signore

Kanella Signore (Seal)  
Kanella Signore

THIS INSTRUMENT WAS PREPARED BY:  
**FIRST SAVINGS BANK**  
OF HEGEWISCH  
13220 BALTIMORE AVENUE  
CHICAGO, ILLINOIS 60633

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH E, SECTION 4,  
REAL ESTATE TRANSFER TAX ACT.  
DATE: 1-05-04 ✓  
Edward J. Signore  
SIGNATURE OF BUYER/SELLER  
OR THEIR REPRESENTATIVES

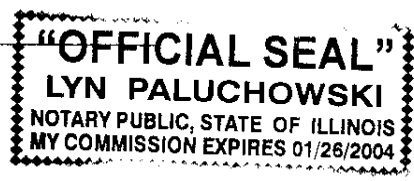
State of Illinois }  
County of Cook } ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Jean M. Kafantaris, A Widow and Edward J. Signore and Kanella Signore, His Wife

personally known to me to be the same person s whose name s 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 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 30th day of December 20 03.

Lyn Paluchowski  
NOTARY PUBLIC



PROPERTY ADDRESS:  
7134 West 182nd Street Tinley Park, Illinois 60477

AFTER RECORDING, PLEASE MAIL TO:  
FIRST SAVINGS BANK OF HEGEWISCH  
13220 BALTIMORE AVENUE  
CHICAGO, IL 60633

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## LEGAL DESCRIPTION RIDER

PARCEL 1: LOT 1 IN GLENSWILLY TOWNHOMES OF TINLEY PARK, A PLANNED UNIT DEVELOPMENT, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS EXCEPT THAT PART OF SAID LOT 1 LYING EAST OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 1 THAT IS THE INTERSECTION OF A COMMON WALL AND THE PROJECTION THEREOF AND THE NORTH LINE OF SAID LOT 1 WHICH IS 94.96 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 26 MINUTES 10 SECONDS EAST, CONINCIDENT WITH THE CENTERLINE OF A COMMON WALL AND THE PROJECTION THEREOF 100.10 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1 THAT IS THE INTERSECTION OF THE CENTERLINE OF SAID COMMON WALL AND THE PROJECTION THEREOF AND THE SOUTH LINE OF SAID LOT 1 WHICH IS 95.23 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 1.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF COVENANTS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 94-970261, AND AS AMENDED, IN COOK COUNTY, ILLINOIS.  
PIN# 28-31-304-017-0000

Cook County Clerk's Office

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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 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.

Dated December 30, 2003

<sup>EJS</sup>  
Signature [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Edward J. Signore  
THIS 30th DAY OF December  
192003

NOTARY PUBLIC [Handwritten Signature]



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 under the laws of the State of Illinois.

Date December 30, 2003

Signature [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Vincent Ginalski  
THIS 30th DAY OF December  
192003

NOTARY PUBLIC [Handwritten Signature]



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]