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Doc#: 0402632064
Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 01/26/2004 12:14 PM Pg: 1 of 5

Property of Cook County Clerk's Office

Warranty Deed
Trustees

Mail:

P.O. BOX 478835

Chicago IL, 60647

UNOFFICIAL COPY**Warranty Deed To Trustee**

The Grantor(s) Abdefhafi M Ahgoub and Emily Nadeau of the County of Cook and the State of IL for and in consideration of \$10 Dollars, and other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants under provisions of Section

unto Nadeau's Family Trust - Andrew Cummings as Trustee and not personally under the provisions of a trust agreement dated the 9th day of January Two Thousand and 04, known as Trust Number 7015, the following described real estate in the county of Cook State of IL to wit: 7015

Together with all the tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

To have and to hold the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part hereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part hereof, 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 donate, to mortgage, pledge or otherwise encumber said, property, or any part thereof, to lease said property, or any part, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time, to renew or extend leases upon any terms and for any period or periods of time, to amend, change or modify and the terms and provisions thereof at any time 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 future renters, to partition or to exchange the said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about 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 the said trustee in relation to said premises, to whom said premises or conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any money borrowed or advanced on said premises, or be obliged to see that the terms of said trust agreement; and every 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 such conveyance, lease or other instrument, (a) that at the same time of 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 full accordance of the trust's constitutions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon

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beneficiaries thereunder and (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage and other instrument.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earning, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. 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 grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land and will defend the same against the lawful claims of all persons whomsoever, and that the said land is free of all encumbrances, except taxes accruing subsequent to December 31.

In Witness Whereof, the said grantor has hereunto set their hands and seals this 21st day of JANUARY, 2004 AD

Signed, Sealed and Delivered in our Presence:

ABDELHAFIZ MASHGOLK

[Signature]
Seal

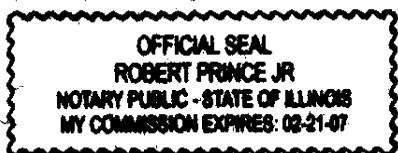
Emily Nadeau

Emily Nadeau
Seal

State of IL
County of Cook

I Hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid to take acknowledgments, personally appeared ABDELHAFIZ MASHGOLK
Emily Nadeau
to me known as the person(s) described in and who executed the foregoing instrument and acknowledged before me that _____ executed the same.

Witness my hand and official seal in the county and State last aforesaid this 21st day of JAN, 2004 AD.



[Signature]
Notary Public
My commission expires 02-21-07

24 07 304 007 24 03945

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1964 DIVISION

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

AREA SUB-AREA BLOCK PARCEL UNIT

24- 07- 304- 007

VOLUME
240
TAX CODE
3945

FRANK DE LUGACHS
LORETTA HIGHLANDS SUB

SEC.	TOWN	RANGE	LOT	SUB-LOT	LOT	BLOCK
7	37	13				
W $\frac{1}{2}$		SW $\frac{1}{4}$				16

AREA	SUB-AREA	BLOCK	PARCEL	UNIT	WARRANT	CODE	BLOCK
0	0	0	0	0	0	0	0
1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9

ANNEXATION
Parcel

1968 DIVISION

CODE CHANGE
Parcel

Property of Cook County Clerk's Office

7015 W. 100th St

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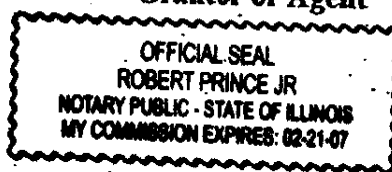
STATEMENT BY GRANTOR AND GRANTEE

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 May 29, 2003

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said H. Roussi
this 29 day of May, 2003
Notary Public [Signature]

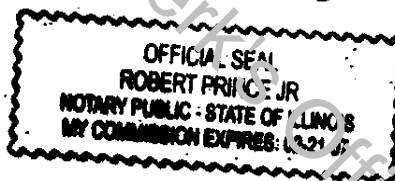


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated May 29, 2003

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said H. Roussi
this 29 day of May, 2003
Notary Public [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.

(Attached 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.)