



Doc#: 0405118045
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 02/20/2004 10:47 AM Pg: 1 of 4

WARRANTY DEED

AFTER RECORDING MAIL TO:

Jay Collins, Esq.
Law Offices of Jay Collins
3717 N. Pine Grove Ave., Suite 3S
Chicago, Illinois 60613

MAIL SUBSEQUENT TAX BILLS TO:

Mary C. Davis, Trustee
25 E. Palatine Road #303
Arlington Heights, Illinois 60004

THE GRANTOR, Mary Catherine Davis, of the Village of Arlington Heights, County of Cook, State of Illinois, and in consideration of Ten Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto Mary Catherine Davis, of 25 E. Palatine Road #303, Arlington Heights, Illinois 60004, as Trustee under the provisions of a trust agreement known as the Mary Catherine Davis Trust dated December 18, 2003 (hereinafter referred to as "said trustee" regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Number: 03-20-100-028-1028
Address of Real Estate: 25 E. Palatine Road #303, Arlington Heights, Illinois 60004

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes set herein and in said trust agreement set forth.

Full power and authority are hereby given to said trustee to improve, manage, protect and subdivide said real estate or any part thereof; to dedicate parks, streets, highways or alleys; 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 real estate 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 the 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 at the present or in the 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 99 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 or title or interest in or about or easement appurtenant to said real estate 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 real estate, or to whom said real estate 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 real estate, 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 the 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 the 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,

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(c) that the 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 their predecessors 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 waives and releases 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, Grantor has hereunto set her hand and seal this 20th day of January, 2004.

Mary Catherine Davis
Mary Catherine Davis

STATE OF ILLINOIS)

COUNTY OF COOK)

ss.

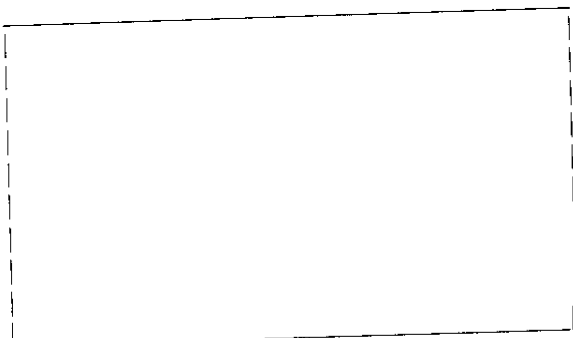
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Mary Catherine Davis, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official seal in County and State last aforesaid this 20th day of January, 2004.

Commission expires: 3/15/05



[Signature]
Notary Public



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH e.
SECTION 4, REAL ESTATE TRANSFER ACT

DATED: JANUARY 20, 2004, atty.

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EXHIBIT "A"

UNIT 25-303 IN COUNTRY CLUB CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN:

COMMENCING AT A POINT IN THE NORTH LINE OF THE WEST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 20, WHICH IS 276.2 FEET WEST OF THE NORTHEAST CORNER OF THE WEST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ AND RUNNING THENCE WEST ALONG THE SAID NORTH LINE 250 FEET, THENCE SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF THE WEST $\frac{1}{2}$ OF THE SAID NORTHWEST $\frac{1}{4}$, A DISTANCE OF 527 FEET; THENCE EAST ON A LINE PARALLEL WITH THE SAID NORTH LINE OF 250 FEET AND THENCE NORTH ON A LINE PARALLEL WITH THE SAID NORTH LINE OF 250 FEET AND THENCE NORTH ON A LINE PARALLEL WITH SAID EAST LINE 527 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION THEREOF LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING IN THE WEST LINE OF SAID WEST 250 FEET 144.50 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST $\frac{1}{4}$ (AS MEASURED ON THE WEST LINE OF THE WEST 250 FEET THEREOF) AND EXTENDING TO THE EAST LINE OF SAID WEST 250 FEET 145.30 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST $\frac{1}{4}$ (AS MEASURED ON THE EAST LINE OF SAID WEST 250 FEET THEREOF) EXCEPTING THEREFROM THAT PART OF EXISTING RIGHT OF WAY OF PALATINE ROAD HERETOFORE CONVEYED TO THE COUNTY OF COOK COUNTY, IN COOK COUNTY, ILLINOIS.

ALSO:

LOT 'A' AND LOT 'B' IN ARLINGTON HIGHLAND, BEING A SUBDIVISION OF PARTS OF SECTIONS 19 AND 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 93702867 AND AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of her knowledge, the name of the grantor 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 January 29, 2004

Signature: Mary Catherine Davis

Subscribed and sworn to before me this ___ day of January, 2004.

Notary Public _____

The grantee or her agent affirms and verifies that 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 January 29, 2004

Signature: Mary Catherine Davis

Subscribed and sworn to before me this ___ day of January, 2004.

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 Act.)