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TRUSTEE'S DEED



Doc#: 0405742249
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 02/26/2004 12:23 PM Pg: 1 of 4

THE GRANTOR, *VIRGINIA MOORE aka* Virginia H. Moore, as Trustee of the Virginia H. Moore Trust under a Trust Agreement dated April 9, 1979 and known as the Virginia H. Moore Trust dated April 9, 1979;

For and in consideration of \$10.00 and other good and valuable consideration, the receipt whereof is hereby confessed, does hereby Convey and Warrant unto GRANTEE:

ROSEMARY FOUKAL, as Trustee Under the Rosemary Foukal Trust Dated January 1, 2001
all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, not as joint tenants or as tenants in common, but as tenants by the entirety, to wit:

UNIT 204 AND THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACES S21, A LIMITED COMMON ELEMENT IN DEPOT SQUARE SENIOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 3 AND 4 IN PONTARELLI'S DEPOT SQUARE RESUBDIVISION IN GLENVIEW, BEING A RESUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM RECORDED APRIL 17, 1996 AS DOCUMENT 96288603 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Subject to general real estate taxes not due and payable at the time of closing, covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate. To have and to hold said premises forever.

Permanent Real Estate Index Number: 04-35-106-036-1021
Address of Real Estate: 1220 Depot Square, Unit 207, Glenview, Illinois 60025

Dated this 2 day of February, 2004.

DAVID J. MOORE
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES SEPT. 10, 2006

Virginia H Moore
VIRGINIA MOORE aka
Virginia H. Moore, as Trustee under a Trust Agreement dated April 9, 1979 and known as the Virginia H. Moore Trust Dated April 9, 1979

This instrument was prepared by David J. Moore, 1401 N. Western Avenue, Lake Forest, IL 60045

MAIL TO:

Joel Hymen (032479)
Hymen & Blair, P.C.
750 W. Lake Cook Road, Suite 495
Buffalo Grove, Illinois 60089

SEND SUBSEQUENT BILLS TO:

Rosemary Foukal
1220 Depot Square
Unit 207
Glenview, Illinois 60025

BOX 353-CP

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aka VIRGINIA MOORE

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Virginia H. Moore, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 official seal, this 2nd day of February, 2004.

[Handwritten Signature]

Notary Public

DAVID MOORE
NOTARY PUBLIC IN AND FOR THE STATE OF ILLINOIS
MY COMMISSION EXPIRES 02/28/2008

STATE OF ILLINOIS
FEB. 24. 04
STATE TAX
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

COOK COUNTY
FEB. 24. 04
COUNTY TAX
REAL ESTATE TRANSACTION TAX
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0014000
FP 102802

REAL ESTATE TRANSFER TAX
0007000
FP 102802

00800165495

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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 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 a part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to portion 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.

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